The County of San Diego

Planning Commission Hearing Report

Date:	December 4, 2026	Case/File No.:	915 9th St.; PDS2025-TM-5665, PDS2026-STP-26-006, PDS2025-DB-25-005; & PDS2025-ER-25-09-003
Place:	County Operations Center (COC), Hearing Room, 5520 Overland Avenue, San Diego, CA 92123	Project:	Tentative Map, Site Plan, and Density Bonus Permit for a Single-Family Residential Development
Time:	9:00 a.m.	Location:	915 9th Street, at the intersection of 9th Street and I Street
Agenda Item:	#2	General Plan:	Village Residential (VR-2 & VR-7.3)
Appeal Status:	Board of Supervisors	Zoning:	Rural Residential (RR) & Variable Family Residential (RV)
Applicant/Owner:	Regent Land Co, LP c/o Warmington; Randall Chalupnik (Owner)	Community:	Ramona
Environmental:	15183 Exemption	APN:	284-202-21-00, 284-203-08-00, 284-205-01-00, & 284-244-01-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to approve, approve with modifications, or deny the proposed 915 9th Street Tentative Map project (Project). Discretionary actions required for the proposed Project include a Density Bonus Permit (PDS2025-DB-25-005), Site Plan Permit (PDS2026-STP-26-006), Public Roadway Vacation (through a subsequent action), and Tentative Map (PDS2025-TM-5665).

The Project is a request for a Tentative Map to subdivide four existing parcels into 88 single-family residential lots on an approximately 19.65-acre site. Although all four parcels contribute to the 19.65-acre area for purposes of calculating density, the development footprint is proposed on only 18.31 acres. The site, located at 915 9th Street in Ramona within unincorporated San Diego County, is largely undeveloped with the exception of an existing single-family residence and a barn in the northeastern portion of the site. The residence will remain, and the barn will be demolished as part of the Project. Additionally, the Project requires a Site Plan Permit in compliance with the Community Design Review requirements stipulated by the "B" Special Area Designator. The Project is consistent with the San Diego

County General Plan and Zoning Ordinance, including the Village Residential (VR-2 and VR-7.3) General Plan land use designations and the Rural Residential/Variable Family Residential (RR and RV) zoning designations, all of which allow residential development. The VR-2 designation permits up to two dwelling units per acre, and the VR-7.3 designation permits up to 7.3 dwelling units per acre, resulting in a combined base density of 51 units across the subject parcels.

The Project proposes to increase the total unit count from 51 to 88 units through the California Density Bonus Law and Assembly Bill 1287. To qualify, the Project includes 11 deed restricted affordable units, eight for very low-income households and three for moderate-income households, corresponding to approximately 50 percent and 120 percent of Area Median Income (AMI), respectively. The Project qualifies for a 50 percent density bonus under State law, and the implementation of Assembly Bill 1287 allows this bonus to increase up to 100 percent, supporting the proposed 88-unit development. Under State Density Bonus Law, the Project is eligible for three incentives to modify development standards; however, the applicant is currently requesting only one incentive to remove the utility undergrounding requirements in Section 6458, Development Criteria (j), of the County Zoning Ordinance. The applicant will utilize the option to request the remaining two incentives at a later stage in the development process. In addition, the applicant has requested a waiver of the requirement to dedicate a portion of the project site to the County for a planned public trail system extending from 9th Street to San Vicente Road. While the project will include dedicated public access through the site via a public access easement covering a portion of the project sidewalk, it is not proposed to be included as part of the County Trails Master Plan. Supplemental waivers from the Zoning Ordinance and Subdivision Ordinance design standards are requested, including reductions to setbacks and minimum lot frontage, modifications to lot depth requirements, and a waiver of the minimum lot size requirements applicable to the RR and RV zoned portions of the site.

This report describes the Planning & Development Services (PDS) recommendation, project background and location, development proposal, analysis and discussion, and public comments. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies and ordinances and reviewed the Project's potential impacts on the environment in accordance with the California Environmental Quality Act (CEQA). Based on staff analysis, PDS recommends approval of the proposed Density Bonus Permit, Site Plan Permit and associated Tentative Map, with the conditions noted in the attached Forms of Decision and Resolution (Attachments B, C, and D).

B. REQUESTED ACTIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment F, which includes a finding that the Project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.

2. Adopt the Form of Decision of Approval for Density Bonus Permit PDS2025- DB-25-005 (Attachment C).

3. Grant Site Plan PDS2026-STP-26-006 and impose the requirements and conditions set forth in the Site Plan Form of Decision (Attachment B).

4. Adopt the Resolution of Approval for Tentative Map PDS2025-TM-5665, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment D).

C. PROJECT BACKGROUND

An application for the 915 9th Street Tentative Map (Project) was submitted on August 28, 2025. The Project proposes to subdivide 18.31 acres of the 19.65-acre site, consisting of three existing parcels, into 88 single-family residential lots and 12 lettered lots for private streets, common green spaces, drainage, water-quality facilities, and utilities. The subdivision would be facilitated through approval of a Tentative Map, Site Plan Permit, and the application of State Density Bonus Law, which increases the allowable density from the 51 units permitted under the VR-2 and VR-7.3 General Plan land use designations to a total of 88 units. Staff have determined that the Project complies with all applicable objective General Plan, zoning, subdivision, and design standards and would not create a specific, adverse impact on public health or safety. Therefore, pursuant to the Housing Accountability Act, the County may not disapprove of the Project or require a reduction in density absent findings supported by substantial evidence that an adverse impact exists.

Primary access to the site would be provided from County-maintained 9th Street via two private internal streets. As a subsequent action, the Project also includes the proposed vacation of an unimproved segment of 10th Street, which would function solely as a gated emergency vehicle access. In lieu of dedicating a Community Trails Master Plan (CTMP) trail corridor to the County due to the requested State Density Bonus Law waiver, the Project proposes a public access easement aligned with a continuous 5-foot sidewalk, creating a public, ungated pedestrian connection between 9th Street and San Vicente Road. This approach maintains the intended CTMP connectivity without requiring a separate trail corridor or CTMP trail improvements.

Additional improvements include private internal streets, sidewalks, utilities, and on-site stormwater facilities, as well as half-width roadway improvements along 9th Street and limited frontage improvements on San Vicente Road. Sewer and water service would be provided by the Ramona Municipal Water District without the need for off-site water-main extensions, and stormwater quality and hydromodification controls would be located within designated lettered lots.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located at 915 9th Street, immediately west of the intersection of I Street and 9th Street, approximately a half mile southeast of California State Route 67, within the central portion of the Ramona Community Planning Area. (See Figure 1).

Surrounding land uses include vacant land, single-family residential development, a fire station, and a high school campus, as summarized in Table D-1. The approximately 19.65-acre site is currently developed with a single-family residence and remnants of an old barn structure in the northernmost portion of the property (See Figure 2). The residence will remain while the barn structure is proposed to be removed as part of the Project.

The Project site is also located within a Village Regional Category Designation under the County of San Diego General Plan, which would remain unchanged with the proposed development. Village areas are

intended to accommodate the highest intensity and densest development patterns within the unincorporated County and are characterized by a mix of residential, commercial, civic, and institutional uses supported by public infrastructure and services. These areas are planned to promote compact and connected development patterns with access to transportation networks, employment centers, and community-serving amenities. Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-7.3) & Public/Semi-Public Facilities	RS	I Street	Single Family Residential, Schools, and Fire Station
East	Village Residential (VR-2)	RR	9th Street	Single Family Residential
South	Village Residential (VR-2)	RR	Barger Place	Single Family Residential
West	Village Residential (VR-2) & Village Residential (VR-7.3)	RR & RV	10th Street & San Vicente Road	Single Family Residential

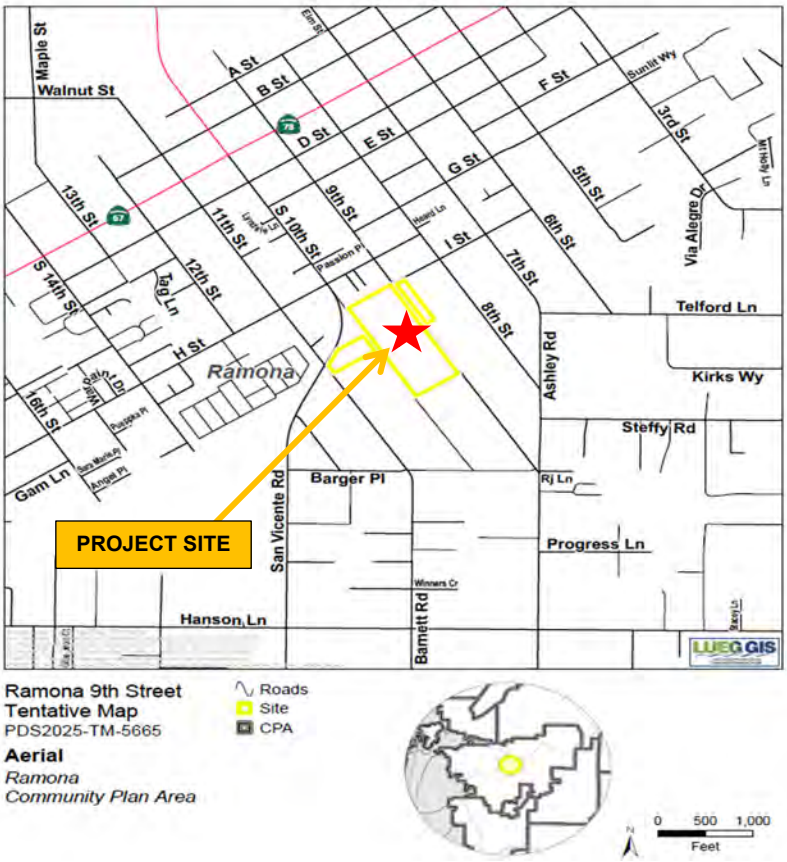

Figure 1: Vicinity Map. Approx. location of proposed development identified as red star.

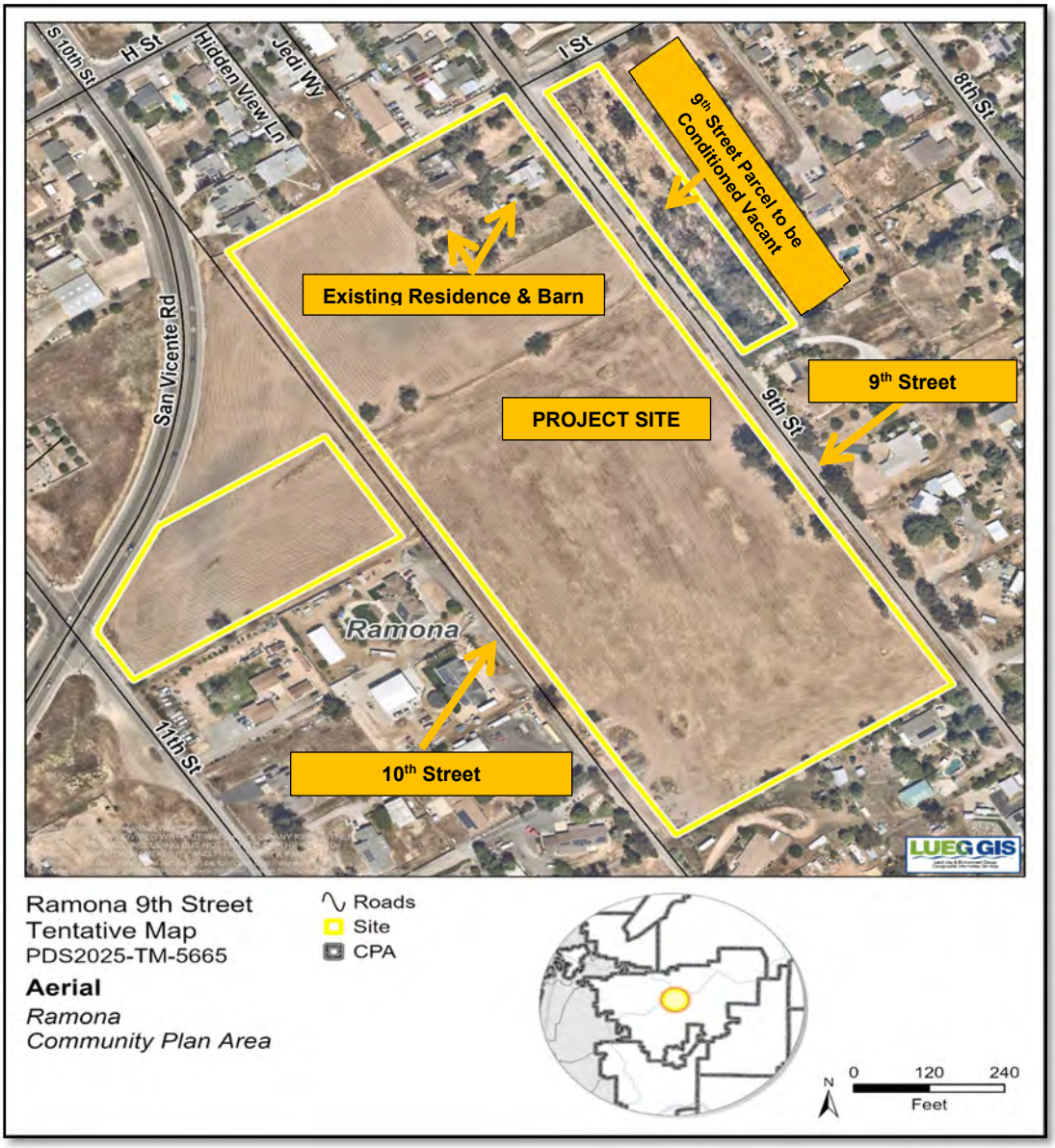

Figure 2: Aerial Map

E. DEVELOPMENT PROPOSAL

1. Project Description

The Project is located at 915 9th Street in the unincorporated community of Ramona within unincorporated San Diego County. The Project encompasses approximately 19.65-acres across four parcels, however, development under the Tentative Map is proposed on only three parcels (APNs 284-202-21, 284-203-08, and 284-244-01). The remaining parcel, (APN 284-205-01) would remain undeveloped and approval of the Tentative Map includes a condition requiring the parcel to remain undeveloped but would transfer its allowable residential density to the Project. The Project seeks approval of a Tentative Map, Density Bonus, Site Plan, and ultimately a Road Vacation through a subsequent action (condition of the project). The site is largely undeveloped, containing one existing

single-family residence and an aging barn in the northeastern portion of the property. A County-approved historian determined that only the existing residence qualifies as a historical resource and it will be retained and preserved through a protective easement. The barn and ancillary buildings are not considered significant and will be demolished as part of the project. Surrounding land primarily consists of single-family residential neighborhoods and a nearby school.

The Project will subdivide the site into 88 single-family residential lots and eleven lettered lots designated for private streets, landscaped private park space, drainage, utilities, and stormwater-quality facilities. Development would be supported by an internal system of private streets, sidewalks, and associated infrastructure, as shown on the Tentative Map. Homes would be distributed among three architectural floor plans offered in three elevation styles (Spanish, Craftsman, and Monterey) to provide design variety throughout the subdivision. All residences are two stories and remain within the County's maximum height limit. The Project footprint spans two General Plan land use designations: Village Residential 7.3 (VR-7.3), supporting 16 units, and Village Residential 2 (VR-2), supporting 72 units, utilizing California Density Bonus Law and Assembly Bill 1287. Zoning for the site includes both Rural Residential (RR) and Variable Family Residential (RV).

The Project includes 11 deed-restricted affordable units located within the VR-2 portion of the development. These units qualify the Project for a State Density Bonus. To support the lot configuration and circulation system, the Project requests waivers related to the Zoning Ordinance established setbacks and minimum lot size requirements, lot dimensions, frontage, and Community Trails Master Plan (CTMP) trail dedication. One Density Bonus incentive is requested to allow existing and proposed overhead utility infrastructure, including power poles, to remain above ground and be relocated along project frontages consistent with utility provider requirements and County standards.

Three private park spaces are incorporated into the subdivision, including a primary park space with a turf lawn, play structure, shade trees, walkways, and seating, and two smaller pocket green spaces that provide passive turf areas, trees, park benches, and landscaped sidewalk. (See Figure 3). Landscape design includes drought-tolerant plant species, consistent street tree patterns, and perimeter and internal planting to support buffering and pedestrian comfort. Stormwater quality basins within designated lettered lots would be planted with appropriate landscape materials.



Figure 3: 88-Lot Tentative Map Layout

Public access would be provided by a sidewalk through the site via a proposed public access easement, providing an ungated pedestrian connection from 9th Street to San Vicente Road in lieu of a dedicated multi-use trail.

Vehicular and pedestrian access would be provided from County-maintained 9th Street, with internal circulation provided by private streets. The Project includes a proposed vacation of an unimproved segment of 10th Street, which would occur through a subsequent Board action and would restrict the roadway to emergency-vehicle-only access secured via a gated access point secured with a Knox box. This segment is not maintained by the County and is currently informally maintained by nearby residents. The Ramona Community Planning Group recommended support for both the roadway vacation and the emergency-only access on 10th Street.

On-site improvements include private streets, sidewalks, utilities, and stormwater management facilities. Off-site improvements include half-width roadway improvements along 9th Street and approximately 1,400 square feet of frontage improvements along San Vicente Road. Sewer and water service would be provided by the Ramona Municipal Water District, with no off-site water-main extensions required. Stormwater quality and hydromodification facilities would be implemented within lettered lots. Preliminary grading is estimated at approximately 176,831 cubic yards of cut, 60,900 cubic yards of fill, and 115,931 cubic yards of export, consistent with geotechnical recommendations.

Please refer to Attachment A – Planning Documentation, to view the Tentative Map, Preliminary Grading Plans, and Conceptual Landscape Plans.

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Ramona Community Plan, the County Zoning Ordinance, the County Subdivision Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances is described on the following pages.

1. Key Requirements

a. Is the proposed Project consistent with the vision, goals, and policies of the General Plan?

b. Does the Project comply with the policies set forth under the Ramona Community Plan?

c. Is the proposed Project consistent with the County's Zoning Ordinance?

d. Is the proposed Project consistent with the County's Subdivision Ordinance?

e. Is the Project consistent with other applicable County regulations?

f. Does the Project comply with CEQA?

2. Analysis

Tentative Map

The Project includes a Tentative Map to subdivide an approximately 19.65-acre site into 100 lots, consisting of 88 residential lots for detached single-family homes and 12 lettered lots for private access streets, utilities, drainage, private park spaces, and water quality infrastructure. The proposed residential lots would range from approximately 4,732 to 11,741 square feet, with most lots between 6,000 and 9,000 square feet. The subdivision layout and overall development pattern is consistent with the scale and character of surrounding single-family neighborhoods.

The site is designated Village Residential-2 (VR-2) and Village Residential-7.3 (VR-7.3) under the County General Plan, which allow base densities of up to two and 7.3 dwelling units per acre, respectively. Approximately 2.64 acres (APNs 284-202-21-00 and 284-203-08-00) are designated VR-7.3, within which 16 base units are permitted; the project proposes 16 single-family residences in this area at a density of approximately 6.06 dwelling units per acre. The remaining approximately 17 acres (APNs 284-244-01-00 and 284-205-01-00) are designated VR-2, allowing 35 base units; the project proposes 72 single-family residences in this area at an overall density of approximately

4.23 dwelling units per acre. Through the State Density Bonus Law and Assembly Bill 1287, the applicant proposes to increase the total unit count from the base density of 51 units to 88 units.

The Tentative Map has been designed to comply with the County Subdivision Ordinance, the County Regulatory Code, and the State Subdivision Map Act. In accordance with State Density Bonus Law, the applicant has also requested waivers of certain development standards, including minimum lot depth and lot frontage requirements, to accommodate the increased density permitted under State law.

Roadway Vacation

The project includes a request to vacate portions of the 10th Street right-of-way that extend through the project site. The existing 10th Street roadway consists of both paved and unpaved segments. Only the southern portion of the originally mapped roadway was ever constructed, while the northern portion, originally intended to connect 10th Street to San Vicente Road, remains unbuilt and overlaps with areas proposed for residential development. This unconstructed segment has never served as a functional public roadway and is not maintained by the County. The existing 10th Street roadway includes areas currently used for informal, unimproved neighborhood access, existing utilities, and a narrow strip where adjacent residents rely on the right-of-way for private access. To ensure that these existing conditions remain with the incorporation of the proposed development, the project includes a vacation of the unused public right-of-way and the establishment of a dedicated easement, ensuring continued access for neighbors while allowing public rights-of-way to be realigned more appropriately to current and future circulation needs (See Figure 4). The proposed right-of-way vacation would be subject to future action by the Board of Supervisors and is not part of the current entitlement request.

The roadway vacation is intended to prevent future conflicts between neighborhood travel patterns and traffic generated by the new subdivision by removing the potential for 10th Street to function as an accessible route for the subdivision residents. Vacating the segment allows circulation to reflect actual conditions rather than historic but unrealized roadway alignments. To reinforce the restrictive usage of 10th Street by the proposed subdivision residents, access between 10th Street and the subdivision would be restricted to emergency personnel through a gated emergency-only access point equipped with a Knox Box. All residential traffic would be directed to 9th Street, eliminating general vehicular use of 10th Street while maintaining necessary emergency access. (See Figure 5)

Throughout project review and community outreach, residents expressed concerns regarding traffic, potential cut-through circulation, and evacuation safety if 10th Street were used as a primary access route. The roadway vacation, continued access easement for neighbors, and emergency-only connection for the Project collectively address these concerns. The Ramona Community Planning Group reviewed the proposed roadway vacation and unanimously supported the approach.



Figure 4: 10th Street Roadway Vacation



Figure 5: 10th Street Existing Condition looking North

Site Plan Permit

Portions of the Project site are zoned with the "B" Special Area Designation and thus the Project in its entirety is subject to the associated Design Review Area Regulations. Pursuant to Sections 5900–5949 of the Zoning Ordinance, no development permit may be issued within a Design Review Area until a Site Plan has been submitted and approved in accordance with the procedures outlined in Section 7150. The purpose of the Site Plan review process for properties within the "B" Designator is to ensure that proposed structures and site improvements are compatible with the character of the site, surrounding development, and the broader community. The Site Plan authorizes the construction of the proposed project as required by the "B" Community Design Review Area regulations to ensure the project is in substantial conformance to the Ramona Community Design Guidelines and Design Checklist. The Ramona Community Planning Group unanimously recommended approval of the proposed Site Plan, along with the Tentative Map, Density Bonus, and Vacation, without conditions at their July 7th community planning meeting.

Affordable Housing and Density Bonus

The Project site is designated Village Residential 2 and Village Residential 7.3 (VR 2 and VR 7.3) under the County General Plan, allowing a base density of up to two and 7.3 dwelling units per acre respectively, which results in a combined base density of 51 dwelling units on the 19.65 acre site. The applicant proposes to utilize State Density Bonus Law (Government Code Section 65915) and the additional "stacking" provisions established under AB 1287 to increase allowable residential development consistent with State housing mandates.

To achieve a 50 percent density bonus under the State Density Bonus Law, the Project proposes to reserve 8 very low income units, representing 15 percent of the 51 unit base density. This income level commitment yields 26 bonus units under the State Density Bonus Law. In addition, the Project utilizes AB 1287 by reserving an additional 5 percent of the base units (3 units) for moderate income households, which qualifies the Project for an additional 20 percent density bonus, or 11 bonus units. In total, the Project receives 37 bonus units, 26 under the traditional Density Bonus Law and 11 under AB 1287, resulting in a proposed overall development capacity of 88 dwelling units. These units are identified on the Tentative Map and distributed throughout the subdivision to integrate with the design of the surrounding residential neighborhood.

The Project additionally seeks several waivers necessary to ensure the development can be constructed at the proposed density. These include reductions to front, side, and rear yard setbacks; reduced lot depth requirements under Subdivision Ordinance Section 81.401(l); reduced lot frontage under Section 81.401(d); reduced cul de sac frontage under Section 81.401(e); removal of a requirement to dedicate a Community Trails Master Plan (CTMP) trail segment across the site; and a waiver of the minimum lot size requirements applicable to the RR and RV zoned portions of the property under Zoning Ordinance Section 4210 and Subdivision Ordinance Section 81.401(b). Application of these standards would physically preclude development of the Project at the authorized density by requiring larger lots or altered configurations, which would reduce the number of units achievable on the site.

Staff have reviewed the requested incentives and waivers and determined that they are necessary to accommodate the density bonus units consistent with Government Code Section 65915, and that the Project is entitled to them under State law.

Although the Project's overall density exceeds the base density otherwise permitted by the underlying land use designations, the increase is expressly authorized pursuant to State Density Bonus Law and AB 1287 in exchange for the provision of deed-restricted affordable housing. The State Legislature has determined that increased residential density and associated development concessions are appropriate mechanisms for advancing housing affordability and addressing statewide housing needs. Accordingly, the Project's density bonus units and associated waivers are a function of State law rather than discretionary County policy decisions.

For purposes of environmental review, the increase in residential density does not, by itself, constitute a significant impact under CEQA. The Project remains consistent with the growth projections evaluated in the County General Plan Update Environmental Impact Report and supports implementation of the County Housing Element. Environmental review focuses on the physical effects of development, and the Project's design incorporates landscaping, open space, architectural variation, and neighborhood amenities intended to ensure compatibility with surrounding development despite the increased residential density authorized by State law.

Access, Circulation and Safety

A Focused Traffic Impact Study (TIS) was completed in April 2026 for the Project to evaluate how the proposed 88-home development would affect traffic, circulation, and transportation safety. Prepared in accordance with County of San Diego guidelines, the study reviewed existing roadway conditions and future operations at 11 key intersections and 6 roadway segments around the project site.

The Project is expected to produce approximately 897 daily vehicle trips, with modest increases during the morning and afternoon peak hours. The TIS found that all surrounding intersections and roadway segments currently operate at acceptable Levels of Service (LOS) and would continue to do so with Project traffic. Even under cumulative future growth scenarios, all facilities remained at acceptable levels, consistent with County standards. Turning-movement analysis at Main Street (SR-67) and 9th Street showed that turn-lane queues would remain within available storage, avoiding spillover into through lanes.

Primary access to the Project would be provided via two driveways on 9th Street (See Figure 7). A gated connection to 10th Street would be reserved exclusively for emergency vehicles, with no resident access. Driveway operations were found to operate at LOS A, indicating minimal delay. The study also confirmed adequate sight distance for safe turning movements and verified that the Project would not create any traffic safety hazards

Pedestrian and bicycle conditions were also evaluated. Existing sidewalks on portions of 9th Street, Main Street, San Vicente Road, and nearby streets provide walking access to schools, parks, and transit. The Project would add publicly accessible internal walkways and new sidewalk segments, enhancing neighborhood connectivity and pedestrian safety. Bike lanes already exist along 10th Street, San Vicente Road, and Hanson Lane, offering safe bicycle access to community destinations.

Transit service is available roughly half a mile from the site via North County Transit District Route 371 and MTS Routes 891 and 892.

Based on the findings of the TIS, the Project would not result in significant impacts to traffic operations, roadway safety, pedestrian circulation, transit access, or the surrounding transportation network.

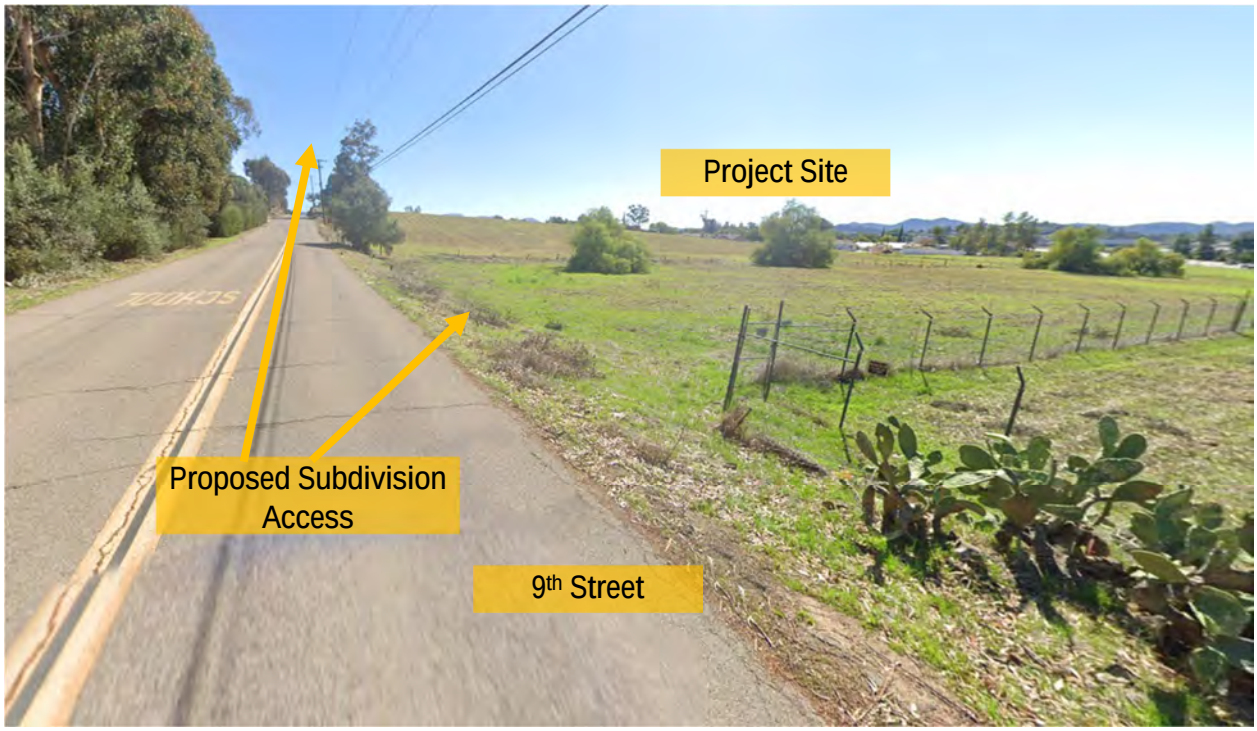

Figure 7: Existing Site Photo (Looking southwest from 9th Street adjacent to existing residence.)

Fire Protection Plan (FPP)

A Fire Protection Plan (FPP)was prepared in June 2026, was completed for the Project in accordance with applicable County fire codes and wildfire significance guidelines. The FPP evaluates potential wildfire hazards and identified the fire protection measures necessary to ensure that wildfire risk is reduced to a less-than-significant level. All applicable FPP requirements have been incorporated into the project's Conditions of Approval.

The project site is not located within a designated Fire Hazard Severity Zone or wildland–urban interface. Surrounding residential development, maintained grasslands, and paved roadways limit vegetative fuel continuity and wildfire exposure. Primary access is provided by 9th Street, with secondary emergency access provided through a gated Emergency Vehicle Access connection to 10th Street

Fire and emergency medical services would be provided by the San Diego County Fire Protection District (SDCFPD). The nearest responding station, Station 80, is located approximately 0.3 miles from the site, with a calculated travel time of approximately 1 minute and 20 seconds, complying with

the County's adopted 5-minute travel time standard for urban areas. Additional support is available from nearby stations in Ramona and through regional automatic aid and mutual aid agreements, ensuring adequate response capacity.

The project incorporates fire protection measures including automatic residential fire sprinklers, fire-code-compliant roadway access, on-site fire hydrants, and required defensible space. Fuel modification measures include noncombustible zones adjacent to structures, irrigated fire-resistant landscaping, and vegetation management areas. Where full on-site fuel modification widths cannot be achieved, the FPP demonstrates equivalent protection through adjacent developed areas and off-site conditions. A 6-foot noncombustible masonry wall is also proposed along portions of the western and northwestern boundaries to reduce radiant heat and ember exposure.

Fire behavior modeling indicates that post-development conditions would reduce flame lengths, fire intensity, and rates of spread compared to existing conditions. The combination of fuel modification, landscaping, hardscape features, structural hardening, and emergency access would provide adequate fire protection.

Based on the conclusions of the June 2026 FPP and implementation of required fire protection measures, the project would not adversely affect emergency response times or evacuation procedures and would reduce wildfire risk to a less-than-significant level for both project residents and the surrounding community.

Biological Resources Report

A Biological Resources Report was prepared for the Ramona 9th Street Project to evaluate existing biological conditions on the approximately 19.65-acre site. Surveys conducted in 2025 followed County guidelines and included vegetation mapping, wildlife observations, special-status species assessments, focused Crotch's bumble bee surveys, and evaluation of potential wetlands, wildlife corridors, and regulatory compliance.

The site has experienced past disturbance and was previously cleared at the direction of the San Diego County Fire Protection District/CALFIRE to address wildfire risk. In addition, the site is disked annually for fire-fuel management, resulting in highly modified conditions that no longer support natural vegetation communities. Existing land cover consists of disturbed habitat, eucalyptus woodland, and developed areas, all non-sensitive habitat types under County classifications. No sensitive natural communities, riparian habitat, vernal pools, jurisdictional wetlands or waterways occur on the property. Although aerial imagery shows a greener linear area across the site, field verification confirmed it is the result of localized runoff infiltration and does not meet federal, state, or County criteria for regulated aquatic resources.



Figure 8: Existing Site Condition (View from 10th Street looking northeast.)

Biological surveys documented common plant and wildlife species typical of disturbed areas, and no special-status plant or wildlife species were observed. Focused surveys for foraging Crotch's bumble bee were conducted in accordance with state protocols and confirmed that the species is not present. Burrowing owl habitat is absent due to repeated tilling and lack of burrow availability. Overall, the site does not support suitable habitat for any sensitive species, nor does it contribute to regional wildlife movement, as it lies outside the County's draft North County Multiple Species Conservation Program open space network and is surrounded by existing development.

Project implementation would affect approximately 18.36 acres on site and 2.75 acres off site; however, these areas contain only non-sensitive, disturbed, or developed land cover. As a result, the project would not result in direct or indirect impacts to special-status species, sensitive vegetation communities, jurisdictional waters, or wildlife movement corridors. The only potential biological impact identified is temporary disturbance to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code if construction occurs during the breeding season.

To avoid impacts to nesting birds and raptors, the project is conditioned to implement standard pre-construction nesting surveys and establishment of no-disturbance buffers if active nests are found. With this measure in place, the project would not result in significant impacts on biological resources. The report concludes that the project is fully consistent with CEQA significance thresholds, the County's Resource Protection Ordinance, and the draft North County MSCP, and no additional mitigation is required.

Tribal Cultural Resources

A County-approved archaeologist completed a records search, field survey, and a Phase II evaluation for the Project in accordance with CEQA and the County's Resource Protection Ordinance. These studies identified a historic structure as a milling feature, and an isolate; however, none of these findings meet the definition of a Tribal Cultural Resource under Public Resources Code §21074. Further evaluation showed the milling feature and historic isolate are not significant, and no Tribal Cultural Resources were found on the site.

A Sacred Lands File search conducted by the Native American Heritage Commission (NAHC) returned negative results. In accordance with NAHC notification procedures, project information was provided to local tribes, including the Rincon Band of Luiseño Indians and the Viejas Band of Kumeyaay Indians. The Rincon Band indicated that the project lies outside their Area of Historic Interest, and the Viejas Band noted that culturally sensitive resources may exist in the broader region and requested notification in the event of inadvertent discoveries. Although no Tribal Cultural Resources were identified through survey or consultation, archaeological and Native American monitoring during ground-disturbing activities will be required as a precautionary measure and consistent with County practice in areas with documented cultural sensitivity. The draft CEQA Section 15183 Exemption was circulated to consulting tribes during the public review period; however, no comments were received and no further coordination was requested.

Community Character and Visual Impacts

The Project is located within an established residential neighborhood made up primarily of single-family homes, with nearby community-serving uses such as a high school and a fire station. The site's Village Residential (VR-2 and VR-7.3) General Plan designations, along with its RR and RV zoning, reflect its position at the edge of Ramona's dense village center where the community gradually transitions into the broader semi-rural landscape.

The Project has been designed to fit within this setting. It introduces single-family homes in a mix of Spanish, Craftsman, and Monterey architectural styles, using materials such as stucco, fiber-cement siding, decorative trim, and tile roofs that are common throughout Ramona. Homes are limited to two stories to maintain a compatible residential scale and protect the visual character of the surrounding community. (See Figures 9, 10, and 11) Perimeter treatments, including low-profile block walls, vinyl and tubular-steel fencing, and anti-graffiti finishes, are implemented to provide privacy and neighborhood definition without drawing unnecessary visual attention.

Landscaping throughout the Project features plants that help reinforce the community's semi-rural character. Street trees and neighborhood plantings work together with drought-tolerant shrubs and groundcovers to soften views, enhance streetscapes, and create a cohesive neighborhood appearance. The inclusion of neighborhood parks and landscaped common areas adds green space, shade, and pedestrian amenities that further contribute to the Project's visual appeal. Project improvements also include new driveway connections to 9th Street, frontage upgrades, sidewalks, and publicly accessible internal pedestrian pathways. These improvements tie into the surrounding circulation network and do not substantially change the area's existing visual character.

Overall, the Project's compatible home designs, thoughtful landscaping, integrated common green space, and limited and unobtrusive signage ensure that it will blend well with surrounding development. Based on these features and its consistency with adopted land use plans, the Project would not result in significant impacts related to community character, visual quality, or neighborhood compatibility.



Figure 9: Proposed Unit Rendering; "Craftsman"



Figure 10: Proposed Unit Rendering; "Spanish"



Figure 11: Proposed Unit Rendering; "Monterrey"

3. General Plan Consistency

The site is subject to the General Plan Regional Category Village and Land Use Designations Village Residential VR-2 and VR-7.3. The proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cased where regulations or site specific characteristics render such densities infeasible.	The Project site includes Village Residential (VR-2 and VR-7.3) land use designations, which together allow a base capacity of 51 homes within the 19.65-acre site. As confirmed in the project's 15183 analysis, the VR-2 and VR-7.3 categories are not slope-dependent and the site contains no steep slopes or physical constraints that would limit development at planned densities. Using the State Density Bonus Law, as amended by AB 1287, the Project increases the allowable density from 51 to 88 single-family homes by providing very-low- and moderate-income affordable units. By achieving both the base and bonus densities anticipated for the site, the Project aligns with the General Plan's intent to accommodate planned residential growth.
LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources,	The Project focuses development within previously disturbed areas of the 19.65-acre site, avoiding sensitive habitats while retaining the existing historic residence. Fire safety is strengthened through

protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.	compliance with the County Consolidated Fire Code, defensible-space requirements, and emergency-access-compliant roadway design. Stormwater is managed using Low Impact Development strategies, on-site detention, and biofiltration to limit impervious impacts and protect water quality. Sustainable, low-water-use landscaping further reduces resource demand. Together, these features demonstrate a subdivision design that conserves open space, protects environmental resources, enhances fire resilience, and advances sustainable community development.
LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.	The Project is located within a designated Village growth area and proposes an 88-lot single-family subdivision consistent with the VR-2 and VR-7.3 land use designations. The surrounding area is already developed with residential and community uses, and the Project adds an internal street network, sidewalks, and three neighborhood parks that connect to existing circulation patterns. Project density is achieved through the General Plan base designations and the State Density Bonus Law. As a result, the Project supports a residential development pattern within an established area.
LU-10.2 Development - Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	The Project includes two-story single-family homes with drought-tolerant landscaping, common green spaces, and limited signage consistent with the established residential character of the area. Development is confined to previously disturbed portions of the site and avoids sensitive biological resources. The Project also complies with the County Consolidated Fire Code, incorporates required defensible space, and meets emergency access standards. Stormwater is managed through Low Impact Development features and on-site detention, improving drainage conditions and protecting water quality. Overall, the Project fits within a defined development footprint and remains consistent with the General Plan.

M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	The Project is designed to ensure no future or proposed direct access to San Vicente Road, the Mobility Element roadway adjacent to the site. All vehicular access for the subdivision is provided from 9th Street, a local public road, with no driveways or internal streets connecting directly to San Vicente Road. The Project's internal circulation system routes traffic to 9th Street and limits 10th Street access to an emergency-only gated connection, preserving the operational capacity of the Mobility Element network. This access configuration is consistent with the policy objective to reduce direct driveway connections and maintain the traffic-carrying function of Mobility Element roads.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	The Project has designed its internal circulation system and access points to meet County fire and emergency access standards. All private roads, driveways, and fire lanes are constructed to widths, turning radii, and surface requirements consistent with the San Diego County Consolidated Fire Code. The Project provides two full-access driveways from 9th Street and a gated emergency-only access point on 10th Street to accommodate ingress for emergency responders while supporting resident evacuation. These features ensure that emergency vehicles can access the site effectively without hindering outbound evacuation movements.
COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	The Project is designed to locate proposed development within previously disturbed portions of the 19.65-acre site and avoid sensitive or intact biological resources by focusing development on 18.31 acres of the site. Additionally, the site contains only non-sensitive land in the form of disturbed habitat, eucalyptus woodland, and developed land, and no riparian habitat, wetlands, special-status species, or other sensitive communities occur onsite a demonstrated in the Project's Biological Resources Report. All project impacts are limited to non-sensitive areas, and no avoidance measures would be required beyond standard nesting-bird protections for vegetation located on a portion of the site conditioned to remain undeveloped and separated from the proposed project by 9th Street.

S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	A Fire Protection Plan was reviewed and approved by the San Diego County Fire Protection District. The FPP incorporates fire-safe siting, design, and construction consistent with the San Diego County Consolidated Fire Code. The project includes required fire-protection features including adequate emergency access, compliant internal road design, defensible-space and fuel-modification zones, and fire-resistant construction measures. The FPP notes that SDCFPD Station 80 is located approximately 0.3 miles from the site and provides response times within County standards. Additionally, the project's emergency-only access gate on 10th Street satisfies apparatus access requirements. With these measures, SDCFPD determined the Project's design provides adequate defensibility and reduces structural and life-safety risks associated with wildland fire.
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	A Fire Availability Form 399F was provided signed by the San Diego County Fire Protection District confirming that adequate fire protection services are available for the Project, with Station 80 located approximately 0.3 miles from the site. The Project's Fire Protection Plan documents that Station 80 meets required response times and that the Project's access design of two full-access connections to 9th Street and a gated emergency-only access on 10th Street comply with all Consolidated Fire Code requirements. Accordingly, fire and emergency services are available to serve the development.

4. Community Plan Consistency

The Project is consistent with the following relevant Ramona Community Plan goals, policies, and actions as described in Table E-2.

Table E-2: Ramona Community Plan Conformance

Community Plan Goal/Policy	Explanation of Project Conformance
Goal LU 1.1. The rural atmosphere of the Ramona community is preserved and enhanced, while encouraging a balance of land uses that are compatible with a country lifestyle.	The Project is located within a Village area where residential growth is planned and introduces single-family homes consistent with surrounding residential uses. Development is limited to previously disturbed portions of the site, avoids sensitive biological resources, and includes drought-tolerant landscaping and common green space. Because it fits within an existing neighborhood pattern and does not expand development into rural lands, the Project supports

	the Community Plan's goal of maintaining Ramona's rural atmosphere while accommodating residential land uses.
Goal LU 2.1 Residential development that is compatible in scale and intensity with existing neighborhoods and in harmony with the natural environment and agricultural and equine activities. Infill development located in the Town Center area and the restriction of residential subdivisions in areas of environmental constraint or open space use.	The Project development is limited to previously disturbed portions of the site, avoids sensitive biological resources, and incorporates drought-tolerant landscaping and private park areas. The subdivision design, internal street network, and two-story homes are consistent in scale with nearby neighborhoods, and the Project does not encroach into areas reserved for open space or constrained by environmental resources. In addition, the Project maintains equestrian and public access in key locations, helping preserve community connectivity while keeping appropriate separation between residential areas and nearby agricultural and equine uses.
Policy LU 2.1.2 Require all development proposals to demonstrate a diligent effort to retain the significant natural features of the areas landscape. Encourage existing topography and landforms, drainage courses, rock outcroppings, vegetation and views to be incorporated into the design of home sites to the maximum extent feasible.	The Project design places development within areas of the site that are already disturbed and free of sensitive natural features. The site does not contain riparian habitat, wetlands, rock outcroppings, or other significant landscape elements, and existing drainage patterns are maintained to the extent feasible through incorporated mitigation. Because the Project avoids any intact resources and builds within previously altered land, it retains the site's natural features to the maximum extent feasible.
Policy LU 2.1.3 Require subdivisions proposing rural residential lots shall be designed consistent with the topography of the site, to the maximum extent feasible.	The Project is consistent with this policy because the site contains no steep slopes or topographic constraints, and grading is designed to follow existing landform patterns to the extent feasible. The site is generally level, development occurs within previously disturbed areas, and no significant recontouring of natural landforms is required.
Policy LU 2.1.4 Require residential development to minimize grading. Streets, walkways, buildings, retaining walls, and other improvements shall not significantly alter the natural landforms.	Project related grading is minimized, and the site design generally follows the property's natural topography. Development occurs within previously disturbed areas, and the subdivision layout does not require significant alteration of natural landforms. Streets, walkways, and building pads are incorporated into the existing terrain to the extent feasible, reducing the need for major recontouring.

Policy LU 2.1.6 Encourage proposed residential subdivisions to consider provisions for connecting to Ramona's non-motorized trail system as mapped in the County Trails Plan.	The Project is consistent with this policy because, although it requests a waiver from constructing the planned segment of Community Trails Master Plan Town Loop Connector Trail No. 113, it still provides the public access and circulation function anticipated by the trail. The Project includes continuous five-foot sidewalks throughout the subdivision, creating an ungated, publicly accessible pedestrian connection between 9th Street and San Vicente Road. This internal sidewalk network maintains nonmotorized mobility, supports community walkability, and preserves the intended connectivity of the regional trail system, even without constructing a separate trail corridor. On June 30, 2026, the Ramona Community Planning Group Subcommittee on Trails and Transportation heard and voted to approve this alternative in a unanimous vote.
Goal LU 2.2. A variety of housing types in all economic ranges that encourages and promotes a rural/country residential atmosphere. Housing that is phased with adequate public facilities and infrastructure.	The Project utilizes State Density Bonus Law to include very-low- and moderate-income units, contributing to a broader range of housing opportunities. Development will be provided by available public facilities, including water, wastewater, fire protection, and roadway infrastructure, all confirmed through service availability forms and technical studies.
Policy LU 2.2.4 Encourage preserving homes in the town center that have historical value, preserve trees, landscaped streets, appropriate lighting, and water drainage courses.	The Project will retain an existing historic single-family residence on the site and place it within a separate parcel. The site does not contain significant native trees, historic landscaping, or natural drainage courses requiring protection, and development is limited to previously disturbed areas. Standard landscaping, lighting, and stormwater design requirements are incorporated through the Project's landscape plan and Low Impact Development stormwater measures, which maintain orderly drainage patterns and avoid impacts to existing features.
Policy COS 1.1.4 Promote practices which increase groundwater recharge, such as the use of spreading basins and permeable surfacing materials.	The Project incorporates Low Impact Development (LID) features that help promote infiltration and reduce runoff. As documented in the Storm Water Quality Management Plan, the Project includes biofiltration areas, on-site detention, and site-design measures that maintain natural drainage patterns to the extent feasible and limit impervious surface impacts.

Policy COS 1.1.10 Encourage a brush management program in conjunction with other public agencies to reduce wildfire hazards.	By incorporating required brush-management and fuel-modification measures, consistent with the San Diego County Consolidated Fire Code, the development provides defensible-space zones around structures and maintains vegetation in a managed condition to reduce wildfire risk. These measures align with County fire-agency practices and contribute to broader community efforts to minimize fire hazards.
Policy COS 1.3.4 Encourage public agencies and private property owners to preserve archaeological and historical resources.	The Project is consistent with this policy by preserving the existing historic single-family residence on the site. No significant archaeological resources are present within the development footprint, and studies recommended monitoring to ensure proper treatment if any inadvertent discoveries occur. These measures support the policy's intent to encourage the preservation of any archaeological and historical resources.

5. Zoning Ordinance Consistency

The Project site is zoned Rural Residential (RR) & Variable Family Residential (RV), which will not change with the proposed Project.

Table E-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	*CURRENT*	*PROPOSED*	*CONSISTENT?*
Use Regulation:	RR & RV	RR & RV	Yes, allows residential
Animal Regulation:	Q & J	Q & J	Yes
Density:	-	-	Yes
Lot Size:	6000 & .5 Ac	4,000 SF (yes, upon approval of density bonus)	Yes (Upon approval of density bonus)
Building Type:	C & F	C & F	Yes
Height:	G (35')	G (35')	Yes
Lot Coverage:	-	-	Yes
Setback:	G & J	FY:12'&15'/SY:5'&10' &20'/RY14'&18' (yes, upon approval of density bonus)	Yes (yes, upon approval of density bonus)
Open Space:	-	-	Yes
Special Area Regulations:	B, C, & POR F	B, C, & POR F	Yes

6. Subdivision Ordinance Consistency

The Project has been reviewed for compliance with the San Diego County Subdivision Ordinance and is consistent with applicable requirements for major subdivisions, including design standards (Section 81.401), dedication and access (Section 81.402), and improvements (Sections 81.403 and 81.404). The Project satisfies these requirements through proposed and conditioned improvements, including the internal private street network, frontage improvements along 9th Street, emergency access provisions, and on-site utilities and drainage applicable consistent with County standards.

Because the Project utilizes State Density Bonus Law, it includes several requests for waivers from specific Subdivision Ordinance lot design standards. These waivers relate to minimum lot size requirements (Section 81.401(a)), lot frontage (Section 81.401(d)), lot depth (Section 81.401(l)), and cul-de-sac frontage (Section 81.401(e)). Application of these standards would limit the site's ability to accommodate the density allowed through the Project's affordable housing commitments. Density Bonus Law allows these waivers when a standard would physically preclude construction of the project as designed, and the requested waivers fall within that allowance.

Staff reviewed the modified lot dimensions and overall site circulation and found that, with the required improvements and conditions of approval, the Project maintains adequate emergency access, internal circulation, and public safety. No issues were identified that would conflict with the Subdivision Map Act or compromise the functioning of surrounding streets.

With the exception of the specific standards waived under State Density Bonus Law, the Project remains consistent with all other applicable provisions of the Subdivision Ordinance. As designed and conditioned, the Project continues to meet the overall purpose and intent of the County's subdivision regulations.

7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA, and a 15183 Checklist was prepared. California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified.

The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County. The proposed Project is consistent with the analysis performed for the GPU EIR, including, but not limited to, the applicable land use designation, development intensity, and infrastructure assumptions previously evaluated. The GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the Project implements these mitigation measures. A Notice of Exemption and 15183 Checklist are included in Attachment E.

As noted below, a public disclosure period for the completed CEQA Guidelines Section 15183 Checklist was conducted from October 15, 2026 through November 17, 2026 (a 33-day public review period). During this period, staff received comments from The San Diego County Archaeological Society asking for Historical Monitoring during grading activities near the historical structure, and a neighboring resident regarding public infrastructure improvements further long 11th Street, and the adequacy of the Section 15183 environmental review. The draft 15183 Exemption was also circulated to consulting Tribes during the public disclosure period; although tribal coordination

resulted in incorporation of archaeological and Tribal monitoring into project conditions, no comments were received and no further coordination was requested. Additional correspondence included a letter of support for the proposed affordable housing development from a neighboring resident. County staff coordinated with the appropriate agencies to address technical concerns, and all substantive comments received were addressed in the Project's Responses to Comments document, included as Attachment G to this report.

8. Applicable County Regulations

Table E-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project is consistent with the County of San Diego Resource Protection Ordinance (RPO) as it does not impact wetlands, floodplains/floodways, steep slopes, or other sensitive habitat lands as defined by the RPO.
b. County Consolidated Fire Code	The proposed Project was reviewed and approved by the County of San Diego Fire Protection District.
c. Noise Ordinance	The Noise Impact Study prepared for the Project shows that future traffic noise increases would be minor (0.0–1.7 dBA CNEL) and below levels considered perceptible, with no significant off-site impacts. Operational noise from HVAC equipment would remain at or below the County's 45 dBA nighttime limit at nearby residences. On-site exterior noise levels adjacent to 10th and 11th Streets would be reduced to meet the County's 60 dBA CNEL standard through installation of 6-foot perimeter walls, and interior levels would meet the 45 dBA CNEL requirement with standard building construction. Construction noise is expected to remain below the County's 75 dBA Leq (8-hour) limit, and vibration levels would be well under thresholds for structural damage. With these measures, the Project complies with applicable County noise standards.

d. Light Pollution Code	The Project is consistent with the County Light Pollution Code and Street Light Standards. The Tentative Map includes a note requiring that any future street lighting incorporates outdoor lighting and glare controls, including fully shielded fixtures and low-lumen lighting directed downward, to prevent off-site light spillover and ensure compliance with applicable standards. No additional project-specific lighting is proposed beyond potential future street lighting and proposed single family home lighting. Accordingly, the Project would comply with County light pollution requirements through implementation of these standard lighting controls at the time of installation.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) and Preliminary CEQA Drainage Study were prepared for the Project in compliance with the WPO. The Project complies with the County's Watershed Protection Ordinance through implementation of an approved SWQMP and drainage design that captures, treats, and detains onsite runoff before discharge. Stormwater is routed through Modular Wetland Systems and underground detention facilities that provide required water quality treatment and hydromodification control, while off-site run-on is separately managed and treated within the public right-of-way. The design maintains historic drainage patterns, protects the existing headwall with improved energy dissipation, and includes long-term maintenance requirements for all stormwater facilities.
f. Park Lands Dedication Ordinance (PLDO)	The Project complies with the PLDO by paying the required PLDO fees in-lieu of park land dedication. The fees will be collected prior to issuance of the first building permit.
g. Multiple Species Conservation Program (MSCP)	The project site is located outside the boundaries of the County's Multiple Species Conservation Program (MSCP). Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

G. COMMUNITY PLANNING GROUP (CPG) AND DESIGN REVIEW BAORD (DRB) RECOMMENDATIONS

The Project's architectural, landscape, and lighting plans were reviewed and unanimously approved by the Ramona Design Review Board on May 28, 2026. On July 2, 2026, the Ramona Community Planning Group voted to recommend approval of the Project as proposed by a vote of 13-0-0-2 (13 ayes, 0 noes, 0 abstain, 2 absent/vacant). The minutes for the Community Planning Group, Design Review Board, and relevant subcommittee meetings can be found in Attachment G – Public Documentation.

H. PUBLIC INPUT

The Project was noticed to surrounding property owners within 1,500 feet of the project boundaries upon application submittal on August 8, 2025, and staff received emails from 27 adjacent neighbors with questions, words of support, and concerns about the development. A CEQA 15183 public disclosure period from October 15, 2026 to November 17, 2026 was conducted. Public notification was provided to surrounding property owners within 1,500 feet of the project boundaries. Staff received one comment letter from agency and stakeholder organizations, as well as an additional two comment letters and information requests from neighboring residents. James Royle, on behalf of the San Diego County Archaeological Society, submitted comments regarding the adequacy of the project's historical resource analysis and requested historical monitoring during grading activities to account for resources associated with historic site features. The additional two community comment letters primarily addressed stormwater and public improvements outside the project's sphere along 11th Street, as well as expressed support of the overall project proposal and findings related to the CEQA Guidelines Section 15183 determination.

All substantive comments received during the public review period were addressed in the project's Responses to Comments document, included as Attachment G to this report, as well as within this staff report where applicable.

I. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment F, which includes a finding that the Project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.

2. Adopt the Form of Decision of Approval for Density Bonus Permit PDS2025- DB-25-005 (Attachment C).

3. Grant the accompanying Site Plan PDS2026-STP-26-006 and impose the requirements and conditions set forth in the Site Plan Form of Decision (Attachment B).

4. Adopt the Resolution of Approval for Tentative Map PDS2025-TM-5665, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment D).

Report Prepared By: Aidan Pulley, Project Manager (858) 694-3728 Aidan.Pulley@sdcounty.ca.gov	*Report Approved By:* Vince Nicoletti, Director (858) 694-2962 Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: Vince Nicoletti

VINCE NICOLETTI, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2026-STP-26-006
Attachment C – Form of Decision Approving PDS2025-DB-25-005
Attachment D –Tentative Map Resolution PDS2025-TM-5665
Attachment E – Environmental Documentation
Attachment F – Environmental Findings
Attachment G – Public Documentation
Attachment H – Service Availability Forms
Attachment I – Ownership Disclosure

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO VESTING TENTATIVE MAP 5665

IN THE UNINCORPORATED TERRITORY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA

VESTING TENTATIVE MAP

PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003

APN: 284-202-21-00, 284-203-08-00, AND 284-244-01-00

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LD PARCEL 1: (APN: 284-203-08-00)

LOT 159 AND LOT 178 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

LD PARCEL 2: (APN: 284-202-21-00)

LOT 179 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437610 OF OFFICIAL RECORDS.

LD PARCEL 3: (APN: 284-244-01)

LOTS 484, 486, 495, 496, 516, 517, 528 AND 529 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

SITE ADDRESS:

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

VESTED OWNER:

VICTOR J. CHALUPNIK, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2) AND RANDALL J. CHALUPNIK, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2).

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S67°00'31"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "P478" AND "P483"

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.99990404 WAS USED FOR THIS PROJECT AT NORTHING 1957204.722, EASTING 6373240.718. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

NATIONAL GEODETIC SURVEY BENCHMARK NO. DG8352 (PID)

ELEV: 1329.31 FT (NAVD88)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06073C1136G, A PRINTED PANEL, EFFECTIVE MAY 16, 2012

UTILITY PURVEYORS & SERVICES:

WATER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
SEWER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
ELECTRIC:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
GAS:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
TELEPHONE:	AT&T	(800) 255-5288
CABLE:	TIME WARNER CABLE	(800) 961-9941
TRASH/REFUSE:	RAMONA DISPOSAL SERVICE	(760) 789-516
SCHOOL DISTRICT:	RAMONA UNIFIED SCHOOL DISTRICT	(760) 787-2000

NOTE:

1) ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE. IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE, ALL LIGHTING TRESPASS AND SPILL SHALL NOT EXCEED 0.2 FOOT-CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLAN AT A POINT THREE FEET ABOVE GRADE LEVEL AND FIVE FEET INSIDE THE ADJACENT PROPERTY.

TAX RATE AREA:

065-043

ZONING REGULATIONS		APN	284-244-01-00	284-203-08-00	284-202-21-00
USE REGULATIONS			RR	RV	RV
ANIMAL REGULATIONS			J	Q	Q
DEVELOPMENT REGULATIONS	DENSITY		–	–	–
	LOT SIZE		.5 AC	6000 SF	6000 SF
	BUILDING TYPE		C	F	F
	MAXIMUM FLOOR AREA		–	–	–
	FLOOR AREA RATIO		–	–	–
	HEIGHT		G	G	G
	LOT COVERAGE		–	–	–
	SETBACK		G	J	J
	OPEN SPACE		–	–	–
SPECIAL AREA REGULATIONS			C, POR F	B,C	B,C

COMMUNITY PLAN:

RAMONA COMMUNITY PLAN

GENERAL PLAN DESIGNATION:

RAMONA LAND USE:

APN	LAND USE
284-202-21	VILLAGE RESIDENTIAL (VR-7.3)
284-203-08	VILLAGE RESIDENTIAL (VR-7.3)
284-244-01	VILLAGE RESIDENTIAL (VR-2)

LOT AREA SUMMARY:

Lot	Gross Area (SF)	Net Area (SF)	Lot Designation
***LOT A	104,799	104,799	Private Street
***LOT B	28,544	28,544	Private Street
***LOT C	32,104	32,104	Private Street
LOT D	16,365	16,365	Residential
***LOT E	15,473	14,907	Recreation
***LOT F	1,456	1,456	Landscape
***LOT G	1,281	1,281	Landscape
***LOT H	1,995	1,995	Landscape
***LOT I	1,151	1,151	Landscape
***LOT J	6,685	4,849	Landscape/Water Quality
***LOT K	3,881	3,881	Recreation
1	9,665	9,665	Single Family Home
2	8,396	8,396	Single Family Home
3	7,163	7,163	Single Family Home
4	8,399	8,399	Single Family Home
5	7,412	7,412	Single Family Home
6	8,402	8,402	Single Family Home
7	7,167	7,167	Single Family Home
8	8,405	8,405	Single Family Home
9	7,417	7,417	Single Family Home
10	8,407	8,407	Single Family Home
**11	7,172	7,172	Single Family Home
12	9,020	9,020	Single Family Home
13	7,199	7,199	Single Family Home
14	6,360	6,360	Single Family Home
**15	6,148	6,148	Single Family Home
16	7,208	7,208	Single Family Home
17	6,360	6,360	Single Family Home
**18	6,148	6,148	Single Family Home
19	7,208	7,208	Single Family Home
20	6,360	6,360	Single Family Home
**21	6,148	6,148	Single Family Home
22	7,191	7,191	Single Family Home
23	6,131	6,131	Single Family Home
24	6,360	6,360	Single Family Home
25	7,208	7,208	Single Family Home
26	6,360	6,360	Single Family Home
27	7,208	7,208	Single Family Home
**28	6,148	6,148	Single Family Home
29	7,208	7,208	Single Family Home
30	6,360	6,360	Single Family Home
**31	6,148	6,148	Single Family Home
32	7,199	7,199	Single Family Home
33	7,985	7,985	Single Family Home
34	7,260	7,260	Single Family Home
35	8,228	8,228	Single Family Home
*36	7,018	7,018	Single Family Home
37	8,228	8,228	Single Family Home
38	7,260	7,260	Single Family Home
39	8,228	8,228	Single Family Home
40	7,018	7,018	Single Family Home
41	8,228	8,228	Single Family Home
42	7,260	7,260	Single Family Home
43	8,228	8,228	Single Family Home
44	9,962	9,962	Single Family Home
45	8,110	8,110	Single Family Home
46	7,243	7,243	Single Family Home
47	6,379	6,379	Single Family Home
**48	7,802	7,802	Single Family Home
49	5,476	5,476	Single Family Home
50	4,732	4,732	Single Family Home
51	4,982	4,982	Single Family Home
52	4,745	4,745	Single Family Home
53	4,995	4,995	Single Family Home
54	4,758	4,758	Single Family Home
55	5,008	5,008	Single Family Home
56	4,809	4,809	Single Family Home
57	5,992	5,992	Single Family Home
58	11,741	11,741	Single Family Home
59	4,984	4,984	Single Family Home
60	4,739	4,739	Single Family Home
61	4,979	4,979	Single Family Home
62	4,734	4,734	Single Family Home
63	4,975	4,975	Single Family Home
64	5,360	5,360	Single Family Home
65	7,379	7,064	Single Family Home
66	6,442	6,442	Single Family Home
67	7,379	7,379	Single Family Home
68	6,208	6,208	Single Family Home
69	7,379	7,379	Single Family Home
70	6,442	6,442	Single Family Home
71	7,782	7,782	Single Family Home
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75	7,804	7,804	Single Family Home
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77	10,884	10,884	Single Family Home
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84	6,503	6,503	Single Family Home
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86	8,678	8,678	Single Family Home
87	9,748	9,748	Single Family Home
88	10,318	10,316	Single Family Home

Note: * Indicates affordable home (Moderate)

Note: ** Indicates affordable home (Very Low)

Note: *** Indicates proposed HOA lot

AFFORDABLE UNITS:

*MODERATE –
LOTS 36, 76, 82

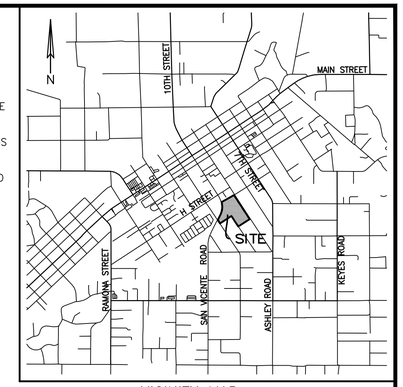
**VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73



OWNER'S REPRESENTATIVE CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS/REPRESENTATIVES OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714)434-4416



VICINITY MAP

SCALE: NONE

SUBDIVIDER:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
PHONE: (714) 557-5511

ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800

SHEET INDEX:

1 VESTING TENTATIVE MAP
2 TRACT MAP LOT PLAN

EXISTING EASEMENTS:

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: OSA-7103017 DATED JULY 16, 2024 AT 7:30 A.M.

(#) DENOTES PLOTTED ITEM.

7 AN EASEMENT FOR FLUME, DITCHES, PIPES OR OTHER CONDUITS TO CONSTRUCT ACROSS SAID LAND, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1903 IN BOOK 330 OF DEEDS, PAGE 25. IN FAVOR OF: GEORGE A. TELFORD.

(BLANKET IN NATURE)

8 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.

(LOCATION INDETERMINATE FROM RECORD)

(9) AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1986 AS INSTRUMENT NO. 86-617329 OF OFFICIAL RECORDS. IN FAVOR OF: MARION S. CHALUPNIK.

SAID EASEMENT HAS BEEN GRANTED/RESERVED IN VARIOUS INSTRUMENT OF RECORD.

(11) AN EASEMENT FOR COUNTY HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437611 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN DIEGO.

12 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437611 OF OFFICIAL RECORDS.

(LOCATION INDETERMINATE FROM RECORD)

PROPOSED EASEMENTS:

[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES TO BE DEDICATED TO THE COUNTY OF SAN DIEGO.

[B] INDICATES A 5.00' IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AS SAN VICENTE ROAD TO BE OFFERED TO THE COUNTY OF SAN DIEGO.

[C] INDICATES AN EASEMENT FOR DOMESTIC WATER PURPOSES TO BE DEDICATED TO RAMONA MUNICIPAL WATER DISTRICT.

[D] INDICATES AN EASEMENT FOR PUBLIC PEDESTRIAN SIDEWALK PURPOSES.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

DANE P. MCDOUGALL, L.S. 9297

PARK LAND DEDICATION STATEMENT:

PROJECT OWNER/APPLICANT SHALL PROVIDE PAYMENT OF PARK-IN-LIEU FEES AS OUTLINED IN THE SAN DIEGO COUNTY PARK LAND DEDICATION ORDINANCE.

SAN DIEGO COUNTY FIRE PROTECTION DISTRICT NOTES:

- THE SITE IS WITHIN THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT.
- SPEED BUMPS ARE NOT PROPOSED AS THEY ARE NOT SUPPORTED

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON SEPTEMBER 25, 2024.

DANE P. MCDOUGALL, L.S. 9297

PROFESSIONAL LAND SURVEYOR · DANE P. MCDOUGALL · L.S. 9297 · STATE OF CALIFORNIA

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON OCTOBER 16, 2026.

DANE P. MCDOUGALL, R.C.E. 80705

REGISTERED PROFESSIONAL ENGINEER · DANE P. MCDOUGALL · C 80705 · CIVIL · STATE OF CALIFORNIA

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714) 557-5511

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. WARM-021

COUNTY OF SAN DIEGO
VESTING TENTATIVE MAP 5665
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00
VESTING TENTATIVE MAP

SHEET 1 OF 2

PLAN SET: PDS
DATE: 10/16/2026
P:\PDS\WARM-021\VMG\VMG1.DWG 10/16/2026 BY: DANESHMAND, MARSHA



PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	**COUNTY OF SAN DIEGO** DEPARTMENT OF PLANNING AND DEVELOPMENT **COUNTY OF SAN DIEGO** **VESTING TENTATIVE MAP 5665** APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 **TRACT MAP LOT PLAN**	PROJECT NO. WARM-021 SHEET 2 OF 2

PLAN SET: PDDS
DATE: 10/16/2020
J:\JOB\WARM-021\DWG\SHEETS\WARM-021-TM.DWG
PLOTTED BY: CHRISTOPHER MORRISON

COUNTY OF SAN DIEGO VESTING TENTATIVE MAP 5665

IN THE UNINCORPORATED TERRITORY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA

PRELIMINARY GRADING

PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003

APN: 284-202-21-00, 284-203-08-00, AND 284-244-01-00

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LD PARCEL 1: (APN: 284-203-08-00)

LOT 159 AND LOT 178 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

LD PARCEL 2: (APN: 284-202-21-00)

LOT 179 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437610 OF OFFICIAL RECORDS.

LD PARCEL 3: (APN: 284-244-01)

LOTS 484, 486, 495, 496, 516, 517, 528 AND 529 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

SITE ADDRESS:

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

UTILITY PURVEYORS & SERVICES:

WATER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
SEWER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
ELECTRIC:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
GAS:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
TELEPHONE:	AT&T	(800) 255-5288
CABLE:	TIME WARNER CABLE	(800) 961-9941
TRASH/REFUSE:	RAMONA DISPOSAL SERVICE	(760) 789-516
SCHOOL DISTRICT:	RAMONA UNIFIED SCHOOL DISTRICT	(760) 787-2000

NOTE:

1. TENTATIVE MAP PREPARED BY: C&V CONSULTING, INC.
   9830 IRVINE CENTER DRIVE
   IRVINE, CA 92618
   PH: 949-916-3800
2. TOTAL GROSS AREA: 19.43 ACRES | NET AREA: 19.37 ACRES
3. TOTAL NUMBER OF LOTS: 99
   SINGLE FAMILY HOMES – 88
   PRIVATE STREET – 3
   LANDSCAPE AREA – 7
   HISTORICAL PRESERVATION – 1
4. TOTAL NUMBER OF DWELLING UNITS: 88
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
6. EXISTING TOPOGRAPHY FROM C&V CONSULTING, INC. AERIAL PHOTOGRAMMETRY ON SEPTEMBER 6, 2024.
7. ALL ONSITE STREETS WILL BE PRIVATE WITH PUBLIC ACCESS EASEMENTS.
8. EXISTING STRUCTURES WITHIN THE DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED UNLESS OTHERWISE NOTED.

GRADING QUANTITIES:

ALL GRADING QUANTITIES ARE PRELIMINARY ONLY

PROPOSED CUT:	176,831 CY
PROPOSED FILL:	60,900 CY
PROPOSED EXPORT:	115,931 CY

SUBDIVIDER:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
PHONE: (714) 557-5511

ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800

OWNER'S REPRESENTATIVE CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS/REPRESENTATIVES OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

_____

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714)434-4416

COMMUNITY PLAN:

RAMONA COMMUNITY PLAN

GENERAL PLAN DESIGNATION:

RAMONA LAND USE:

APN	LAND USE
284-202-21	VILLAGE RESIDENTIAL (VR-7.3)
284-203-08	VILLAGE RESIDENTIAL (VR-7.3)
284-244-01	VILLAGE RESIDENTIAL (VR-2)

LOT AREA SUMMARY:

Lot	Gross Area (SF)	Net Area (SF)	Lot Designation
***LOT A	104,799	104,799	Private Street
***LOT B	28,544	28,544	Private Street
***LOT C	32,104	32,104	Private Street
LOT D	16,365	16,365	Historic Preservation
***LOT E	15,473	14,997	Recreation
***LOT F	1,456	1,456	Landscape
***LOT G	1,281	1,281	Landscape
***LOT H	1,966	1,966	Landscape
***LOT I	1,151	1,151	Landscape
***LOT J	6,685	4,849	Landscape/Water Quality
***LOT K	3,881	3,881	Recreation
1	9,665	9,665	Single Family Home
2	8,396	8,396	Single Family Home
3	7,163	7,163	Single Family Home
4	8,399	8,399	Single Family Home
5	7,412	7,412	Single Family Home
6	8,402	8,402	Single Family Home
7	7,167	7,167	Single Family Home
8	8,405	8,405	Single Family Home
9	7,417	7,417	Single Family Home
10	8,407	8,407	Single Family Home
**11	7,172	7,172	Single Family Home
12	9,020	9,020	Single Family Home
13	7,199	7,199	Single Family Home
14	6,360	6,360	Single Family Home
**15	6,148	6,148	Single Family Home
16	7,208	7,208	Single Family Home
17	6,360	6,360	Single Family Home
**18	6,148	6,148	Single Family Home
19	7,208	7,208	Single Family Home
20	6,360	6,360	Single Family Home
**21	6,148	6,148	Single Family Home
22	7,191	7,191	Single Family Home
23	6,131	6,131	Single Family Home
24	6,360	6,360	Single Family Home
25	7,208	7,208	Single Family Home
26	6,360	6,360	Single Family Home
27	7,208	7,208	Single Family Home
**28	6,148	6,148	Single Family Home
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Note: *** Indicates proposed HOA lot

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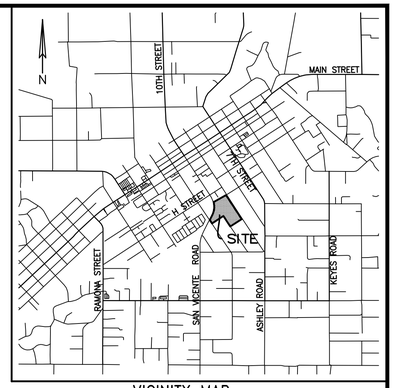
LOTS 36, 76, 82

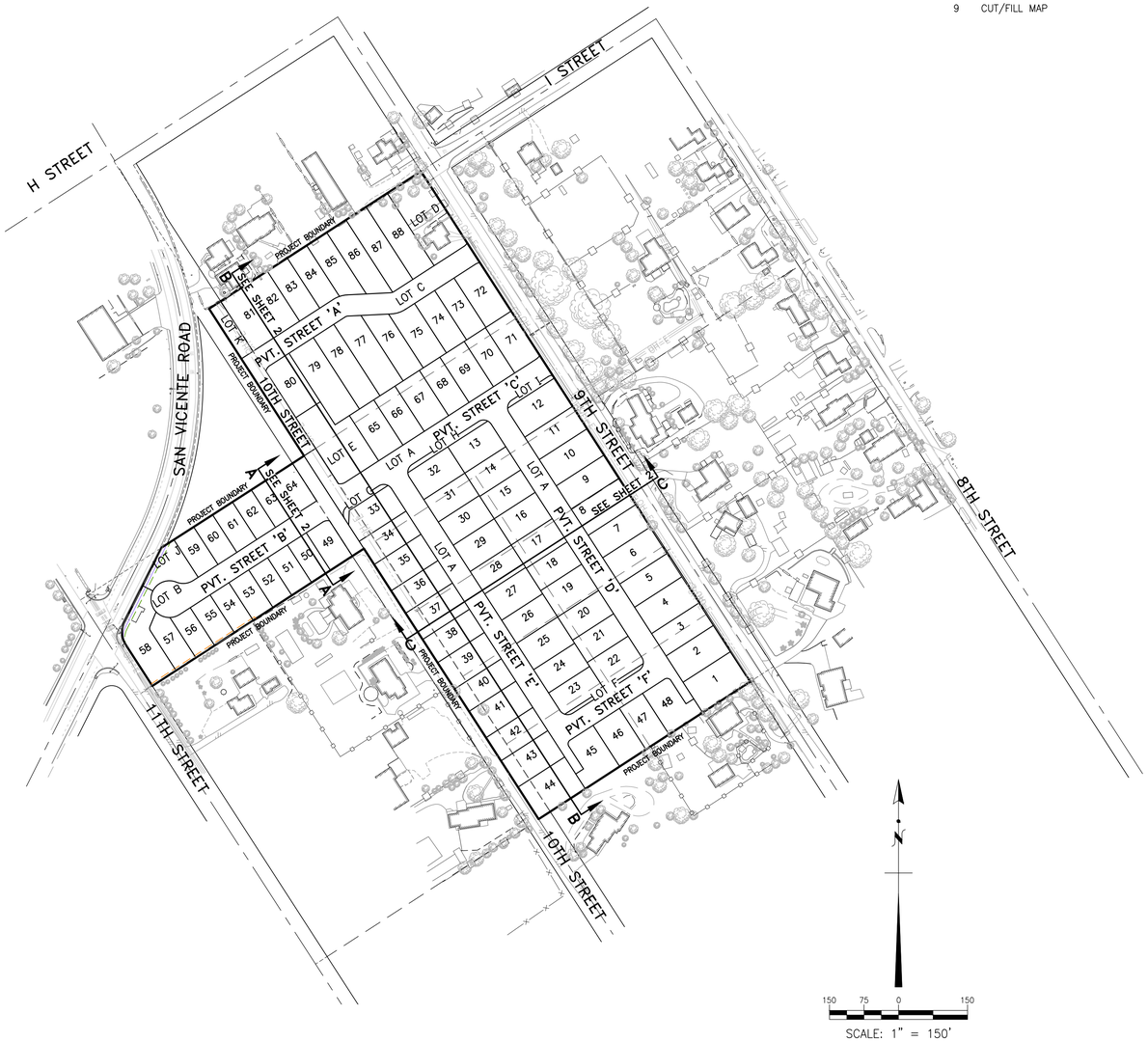
**VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

SHEET INDEX:

1 TITLE SHEET
2 SITE SECTIONS
3 PRELIMINARY GRADING PLAN
4 PRELIMINARY GRADING PLAN
5 PRELIMINARY UTILITY PLAN
6 PRELIMINARY UTILITY PLAN
7 PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
8 SLOPE ANALYSIS PLAN
9 CUT/FILL MAP



VICINITY MAP
SCALE: NONE



SCALE: 1" = 150'

SYMBOLS:

○ BO	BLOW-OFF VALVE
□ DI	DRAIN INLET
FH	FIRE HYDRANT
	LIGHT STANDARD
Ⓜ	STORM DRAIN MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
	SIGN POST
GM	GAS METER
WM	WATER METER
⊗ V	UTILITY VALVE
	UTILITY/POWER POLE
	BLOCK/RETAINING SCREEN WALL
	BLOCK/RETAINING LOW WALL
	PLANTER/DECORATIVE WALL
OH-E	OVERHEAD WIRE
	EDGE OF ASPHALT PAVEMENT
	WOOD/WROUGHT IRON FENCE
X	CHAIN LINK FENCE
	DIRECTION OF FLOW
93	MINOR CONTOUR (1' INTERVAL)
100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION

LEGEND:

AP	ANGLE POINT
ASPH	ASPHALT PAVEMENT
BC	BUILDING CORNER
BEG	BEGIN
BO	BLOW-OFF VALVE
BLDG	BUILDING
BW	BLOCK WALL
CB	CATCH BASIN
CF	CURB FACE
CLF	CHAIN LINK FENCE
CMF	CORRUGATED METAL FENCE
CONC	CONCRETE PAVEMENT
DI	DRAIN INLET
DW	DOMESTIC WATER
DWY	DRIVEWAY
EX	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
GM	GAS METER
HH	HAND HOLE
LAT	LATERAL
LS	LANDSCAPING
MH	MANHOLE
MWS	MODULAR WETLAND SYSTEM
PKWY	PARKWAY
PP	POWER POLE
PR	PROPOSED
PVT	PRIVATE
P/L	PROPERTY LINE
RET	RETAINING
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SFH	SINGLE-FAMILY HOME
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST LT	STREET LIGHT
SVC	SERVICE
TE	TRASH ENCLOSURE
TEMP	TEMPORARY
TF	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP	TYPICAL
WF	WOOD FENCE
WL	WALL
WM	WATER METER
V	VALVE

REGISTERED PROFESSIONAL ENGINEER
DANIE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
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COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. WARM-021

PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

TITLE SHEET

SHEET 1 OF 9

PLAN SET: PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
DATE: 11/20/2025
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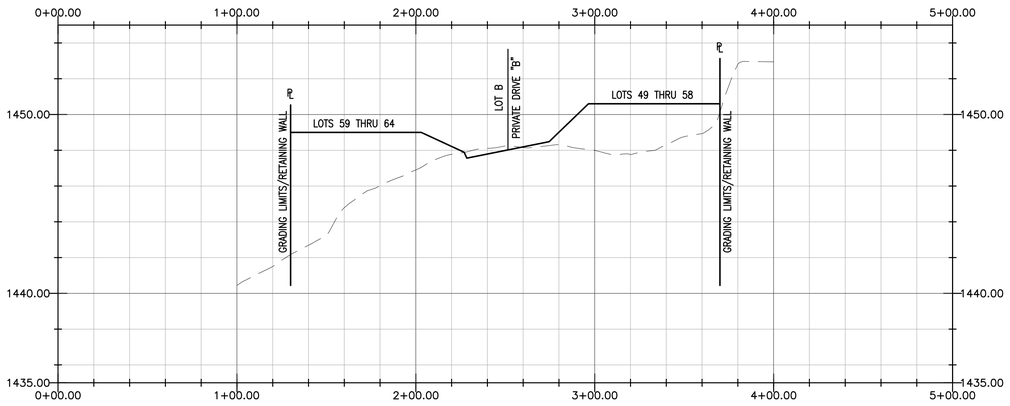
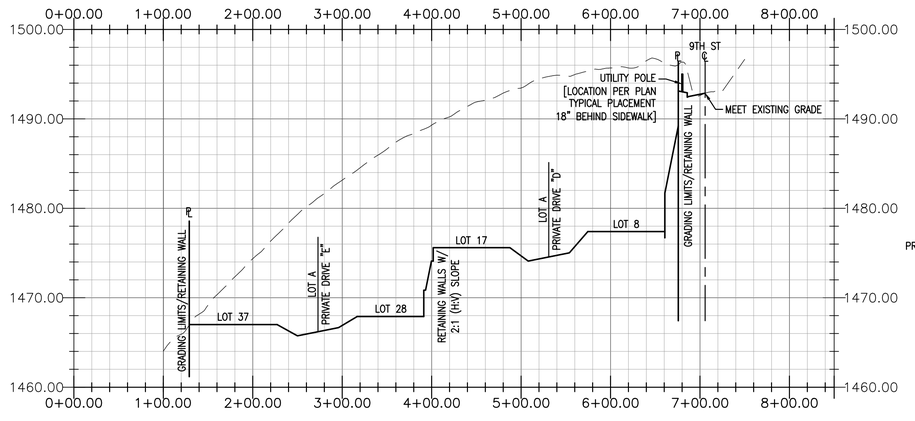
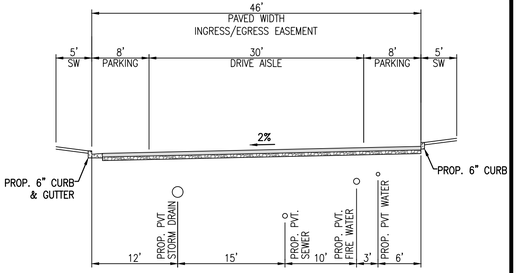
BY: DANI SALCIDO



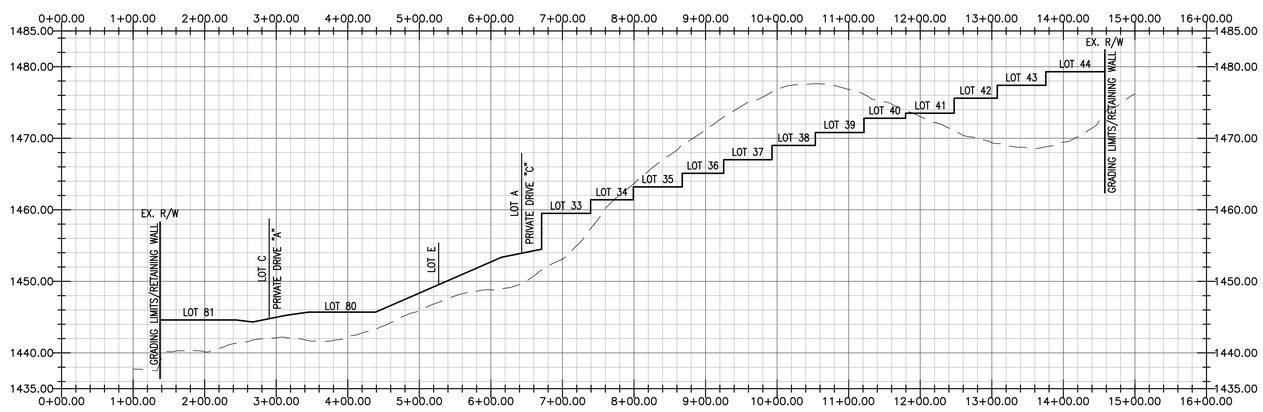
SECTION A-A
NOT TO SCALE



SECTION C-C
NOT TO SCALE



PRIVATE DRIVE 'A'
(PARKING BOTH SIDES)
NOT TO SCALE



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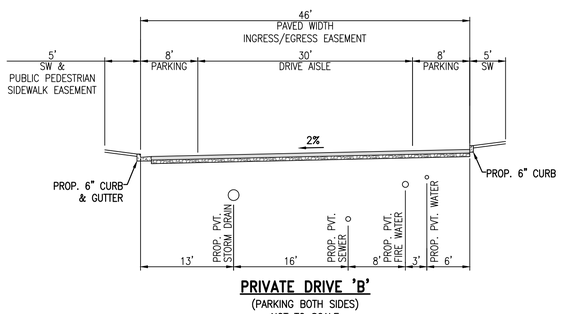
NOT TO SCALE



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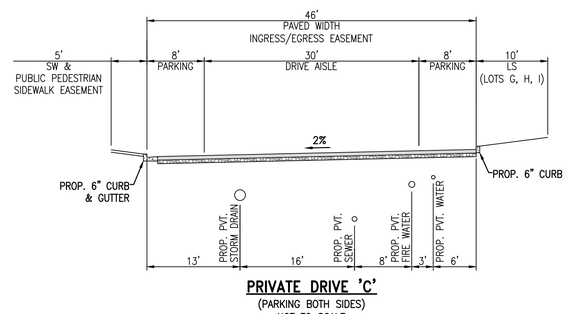
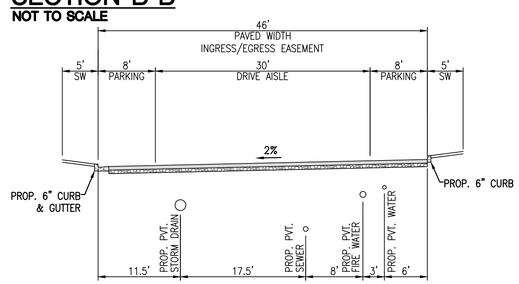
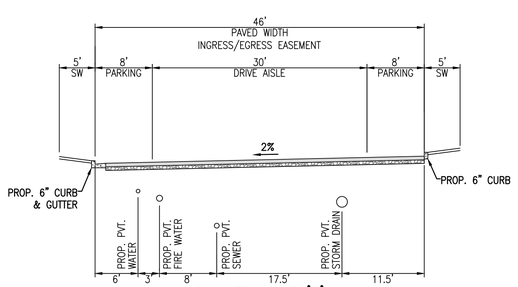


PRIVATE DRIVE 'C'
(PARKING BOTH SIDES)
NOT TO SCALE



PRIVATE DRIVE 'D'
(PARKING BOTH SIDES)
NOT TO SCALE



PRIVATE DRIVE 'E'
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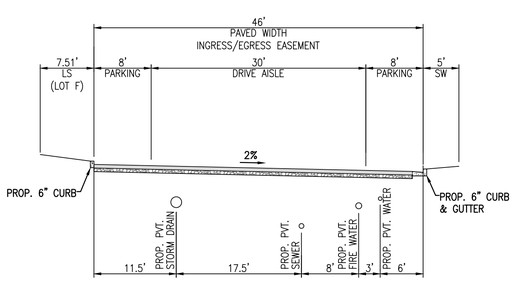
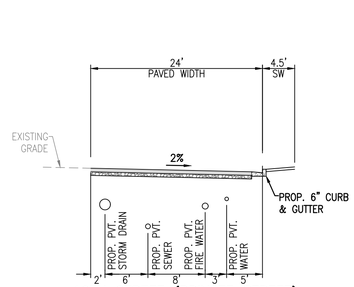
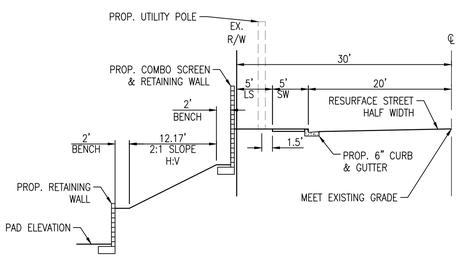
NOT TO SCALE



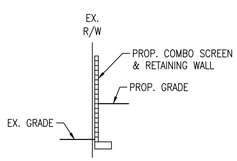
PRIVATE DRIVE 'F'
(PARKING BOTH SIDES)
NOT TO SCALE



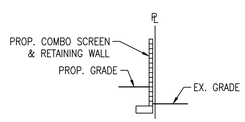
10TH STREET (PRIVATE STREET)
(NO PARKING)
NOT TO SCALE



EASTERN BOUNDARY/9TH STREET (PUBLIC STREET)
(NO PARKING)
NOT TO SCALE



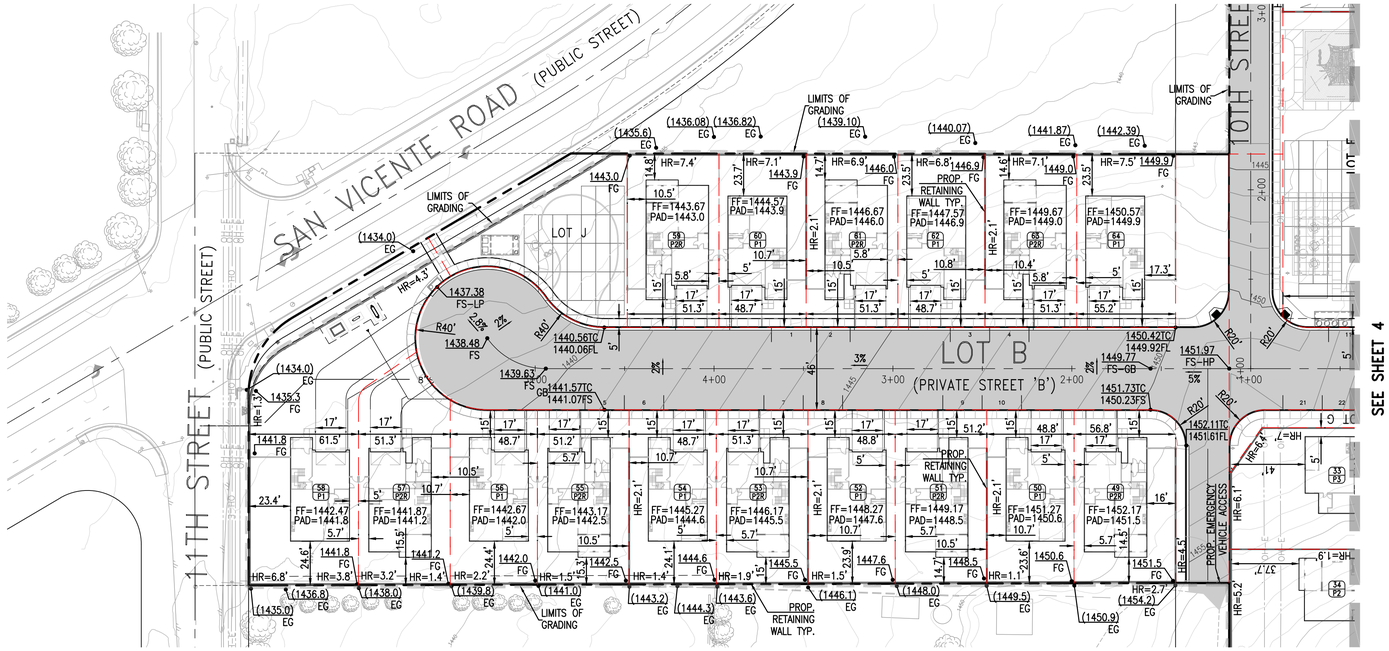
WESTERN BOUNDARY (SAN VICENTE RD)
& NORTHERN BOUNDARY
NOT TO SCALE



SOUTHERN BOUNDARY
NOT TO SCALE

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	**COUNTY OF SAN DIEGO** DEPARTMENT OF PLANNING AND DEVELOPMENT **PRELIMINARY GRADING PLANS** PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003 APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 **SITE SECTIONS**	PROJECT NO. WARM-021 SHEET 2 OF 9

PLAN SET: PDS2
DATE: 11/20/2025
P:\WARM-021\DWG\SHEETS\WRLM_DRAWING FILE-SECTIONS.DWG
BY: EVAN SALCIDO





INDEX MAP

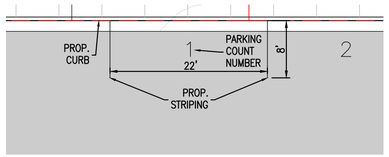
NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

DRAINAGE NOTES:
- LOTS 49–64 AND LOT J SHALL DRAIN TO LOT B (PRIVATE STREET 'B') THROUGH YARD DRAINS AND APPROVED DRAINAGE DEVICES.

AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73



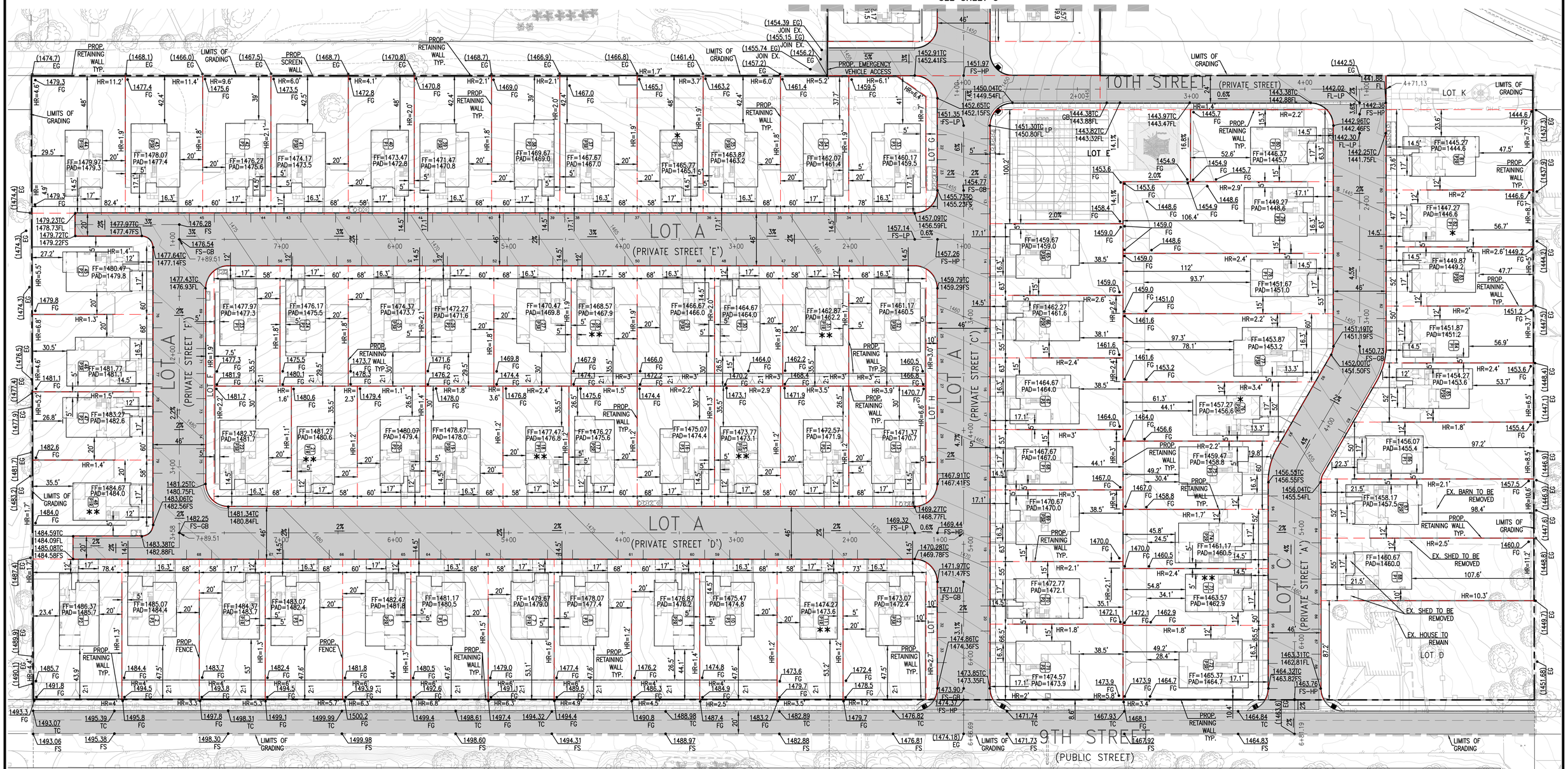
TYPICAL PARALLEL PARKING DETAIL
SCALE 1:10

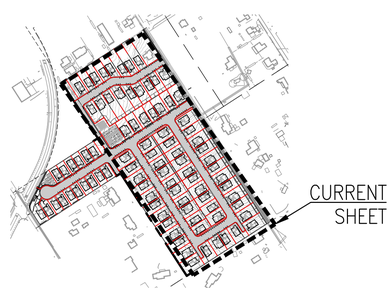
1" = 40'
0 20 40 80

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	**COUNTY OF SAN DIEGO** DEPARTMENT OF PLANNING AND DEVELOPMENT **PRELIMINARY GRADING PLANS** PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003 APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 **PRELIMINARY GRADING PLAN**	PROJECT NO. WARM-021 SHEET 3 OF 9

PLAN SET: PDS7
DATE: 11/20/2025
P:\PW\WARM-021\CIVIL\DESIGN\TM-25-25\DWG
BY: IVAN SALCIDO

SEE SHEET 3





INDEX MAP

AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

DRAINAGE NOTES:
- LOTS 72–88, LOT E, AND LOT K SHALL DRAIN TO LOT C (PRIVATE STREET 'A' AND 10TH STREET) THROUGH YARD DRAINS AND APPROVED DRAINAGE DEVICES.
- LOTS 1–48, LOTS 65–71, LOT E, LOT F, LOT G, LOT H, AND LOT I SHALL DRAIN TO LOT A (PRIVATE STREET 'C', PRIVATE STREET 'D', PRIVATE STREET 'E', AND PRIVATE STREET 'F') THROUGH YARD DRAINS AND APPROVED DRAINAGE DEVICES.

1" = 40'
0 20 40 80

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
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IRVINE, CALIFORNIA 92618
(949) 916-3800
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WWW.CVC-INC.NET

PREPARED FOR:
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714) 557-5511

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. WARM-021

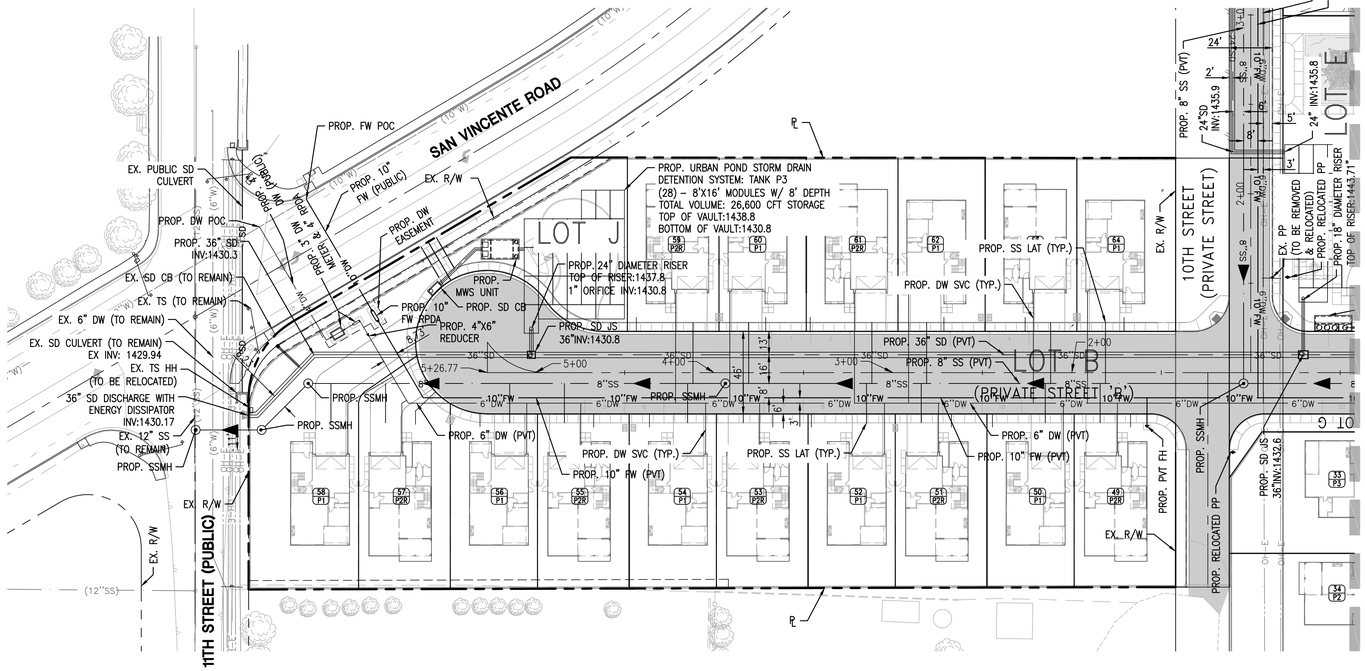
PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

PRELIMINARY GRADING PLAN

SHEET 4 OF 9

PLAN SET: PDS
DATE: 11/20/2025

J:\VARM-021\DWG\DIRECTORY\FILM DRAWING\TM-03-DRGDWG
BY: DAN DALODO



AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

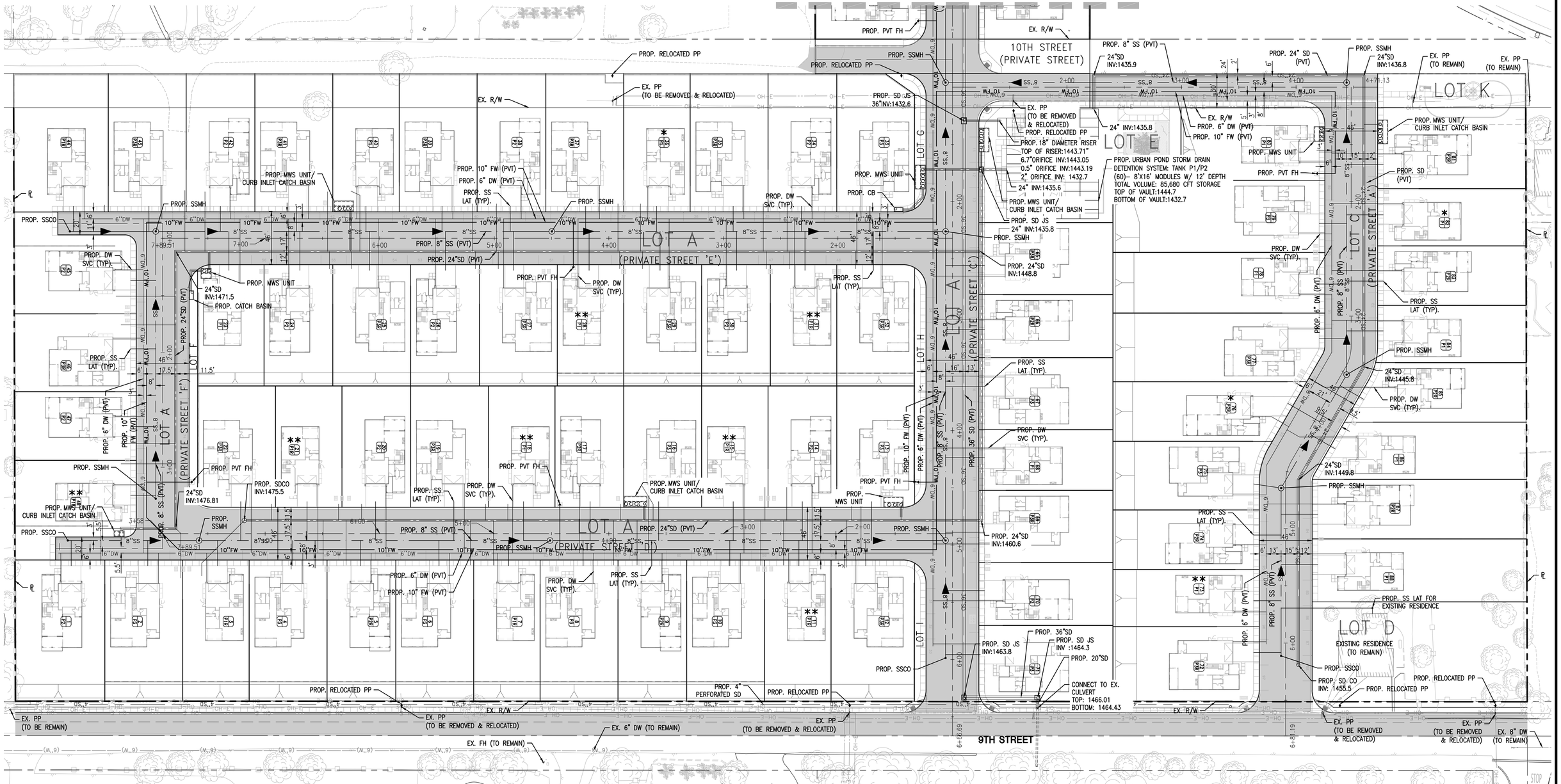
1" = 40'

0 20 40 80

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	**COUNTY OF SAN DIEGO** DEPARTMENT OF PLANNING AND DEVELOPMENT **PRELIMINARY GRADING PLANS** PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003 APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 **PRELIMINARY UTILITY PLAN**	PROJECT NO. WARM-021 SHEET 5 OF 9

PLAN SET: PDS7
DATE: 11/20/2026
P:\WARM-021\DWG\DUKES\WELM GRADING\TM-5A-UTIL.DWG
BY: IVANA MORALES

SEE SHEET 5



AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

1" = 40'

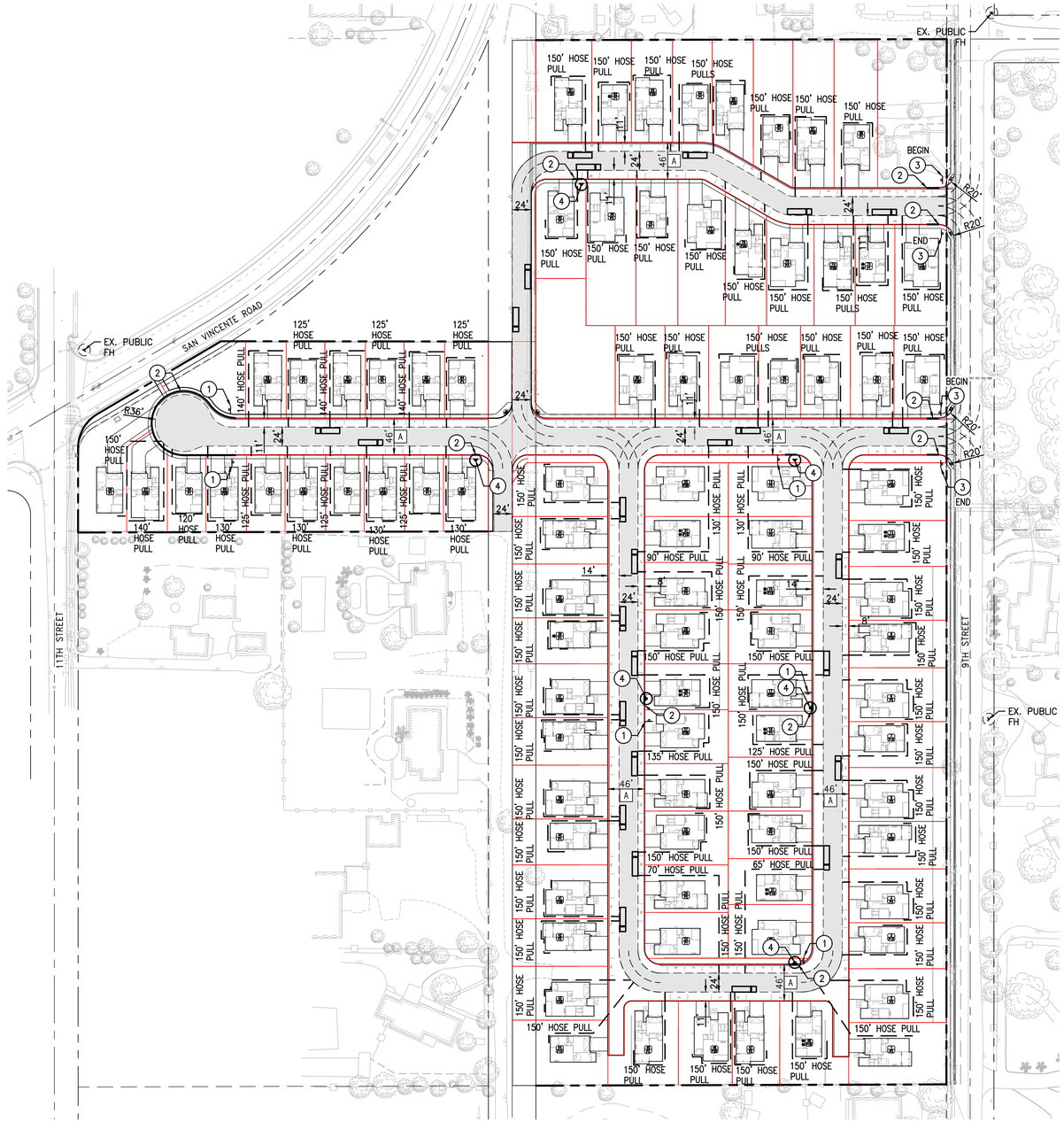
0 20 40 80

PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND DEVELOPMENT **PRELIMINARY GRADING PLANS** PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003 APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 **PRELIMINARY UTILITY PLAN**	PROJECT NO. WARM-021 SHEET 6 OF 9

PLAN SET: PDD?
DATE: 11/20/2025
J:\JOB\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-04-UTILITIES

PROJECT GENERAL NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET. EXCEPTION: SINGLE FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED IMPROVED WIDTH. ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (COUNTY FIRE CODE 503.2.1)
2. THE INSIDE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE A MINIMUM OF 28 FEET, OR AS APPROVED BY THE FIRE CODE OFFICIAL. (COUNTY FIRE CODE 503.2.4)
3. STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D STANDARD AND THE COUNTY FIRE CODE. FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BY SAN DIEGO COUNTY FIRE AND THE SYSTEM SHALL BE READY FOR HYDROSTATIC TESTING PRIOR TO FRAMING INSPECTION. (COUNTY FIRE CODE 903.2)
4. STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D STANDARD AND THE COUNTY FIRE CODE. IF NOT FACTORY INSTALLED, FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO, AND APPROVED BY, THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. FACTORY INSTALLED SYSTEMS SHALL BE HYDROSTATICALLY TESTED AT BUILDING FINAL INSPECTION. ON-SITE INSTALLED SYSTEMS SHALL BE HYDROSTATICALLY TESTED BEFORE PIPING IS CONCEALED. (COUNTY FIRE CODE 903.2)
5. APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF. (COUNTY FIRE CODE § 503.3) WHERE THE FIRE CODE OFFICIAL DETERMINES THAT IT IS NECESSARY TO ENSURE ADEQUATE FIRE ACCESS, THE FIRE CODE OFFICIAL MAY DESIGNATE EXISTING ROADWAYS AS FIRE APPARATUS ACCESS ROADS AS PROVIDED BY VEHICLE CODE SECTION 22500. (COUNTY FIRE CODE 503.3.1) ALL NEW PUBLIC ROADS, ALL PRIVATE ROADS WITHIN MAJOR SUBDIVISIONS, AND ALL PRIVATE ROAD EASEMENTS SERVING FOUR OR MORE PARCELS SHALL BE NAMED. ROAD NAME SIGNS SHALL COMPLY WITH COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS DESIGN STANDARD #DS-13. (COUNTY FIRE CODE 505.2)
6. AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDING ALL COMMAND FUNCTIONS AND OPENING THE GATE. FIRE CODE 503.6. (NO ENTRY GATE PROPOSED ON THIS PROJECT.)
7. ALL EASEMENTS WHICH ARE NOT NAMED DIFFERENTLY FROM THE ROADWAY FROM WHICH THEY ORIGINATE SHALL HAVE AN ADDRESS SIGN INSTALLED AND MAINTAINED, LISTING ALL ADDRESS NUMBERS OCCURRING ON THAT EASEMENT, LOCATED WHERE THE EASEMENT INTERSECTS THE NAMED ROADWAY. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A ½" STROKE; AND SHALL CONTRAST WITH THE BACKGROUND. (COUNTY FIRE CODE 505.3)
8. APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A ½" STROKE; AND SHALL CONTRAST WITH THE BACKGROUND. (COUNTY FIRE CODE 505.1)
9. FIRE APPARATUS ACCESS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. (COUNTY FIRE CODE 503.1.1)
10. ALL GATES OR OTHER STRUCTURES OR DEVICES THAT COULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS ARE PROHIBITED UNLESS THEY MEET STANDARDS AND RECEIVE SPECIFIC PLAN APPROVAL FROM THE FIRE CODE OFFICIAL. (COUNTY FIRE CODE 503.6) (NO GATES PROPOSED ON THIS PROJECT).



LEGEND

- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIGN
- HOSE PULL
- PROPERTY LINE
- FIRE TRUCK
- LOT NUMBER
- PLAN TYPE
- FIRE LANE
- FH FIRE HYDRANT
- PROP. PROPOSED
- EX. EXISTING
- ~P PROPERTY LINE
- R/W RIGHT OF WAY

AFFORDABLE UNITS

* MODERATE –
LOTS 36, 76, 82

** VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73

CONSTRUCTION NOTES:

1. INSTALL "FIRE LANE" SIGN PER DETAIL 1 HEREON.
2. FIRE LANE IDENTIFICATION-RED CURBS PER DETAIL 2 HEREON.
3. INSTALL "FIRE LANE" SIGN BEGIN OR END PER DETAIL 3 HEREON.
4. PROPOSED PRIVATE FIRE HYDRANT LOCATION

PROPOSED EASEMENTS

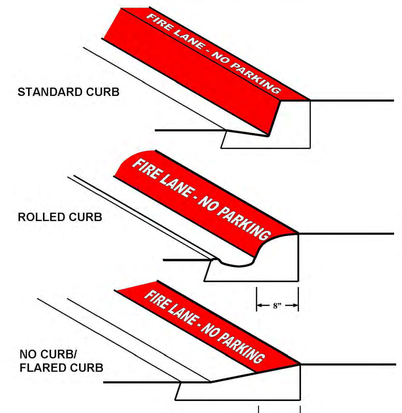
[A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF RAMONA.

NOTE:
THE SITE IS WITHIN THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT.

NOTE:
SPEED BUMPS ARE NOT PROPOSED AS THEY ARE NOT SUPPORTED.

ATTACHMENT 9

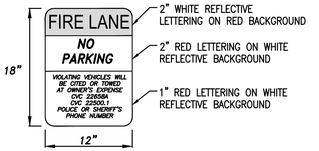
Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

1. CURBS SHALL BE PAINTED RED
2. "FIRE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 3' WHITE LETTERING AT A SPACING OF 30' ON CENTER OR PORTION THEREOF.

(2) RED CURB PAVEMENT MARKING
NOT TO SCALE



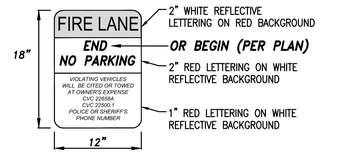
ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(1) NO PARKING SIGN



TYPICAL EMERGENCY TURNAROUND RADII



ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.

SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

(3) BEGIN & END NO PARKING SIGN

PREPARED BY:
C&V CONSULTING, INC.
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LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
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INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714) 557-5511

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. WARM-021

PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

SHEET 7 OF 9

PLAN SET: PDS
DATE: 11/20/2026

P:\CVWARM-021\DWG\SHEETS\PRELIM GRADING\TM-05-FLANS
BY: DAN DALGOD



Slopes Table					
Number	Minimum Slope	Maximum Slope	Area	LOT PERCENTAGE	Color
1	0.00%	15.00%	18.15	98.64%	
2	15.00%	25.00%	0.23	1.25%	
3	25.00%	50.00%	0.02	0.11%	
4	50.00%	100.00%	0.00	0.00%	

1" = 80'

0 40 80 160

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

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IRVINE, CALIFORNIA 92618
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COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO.
WARM-021

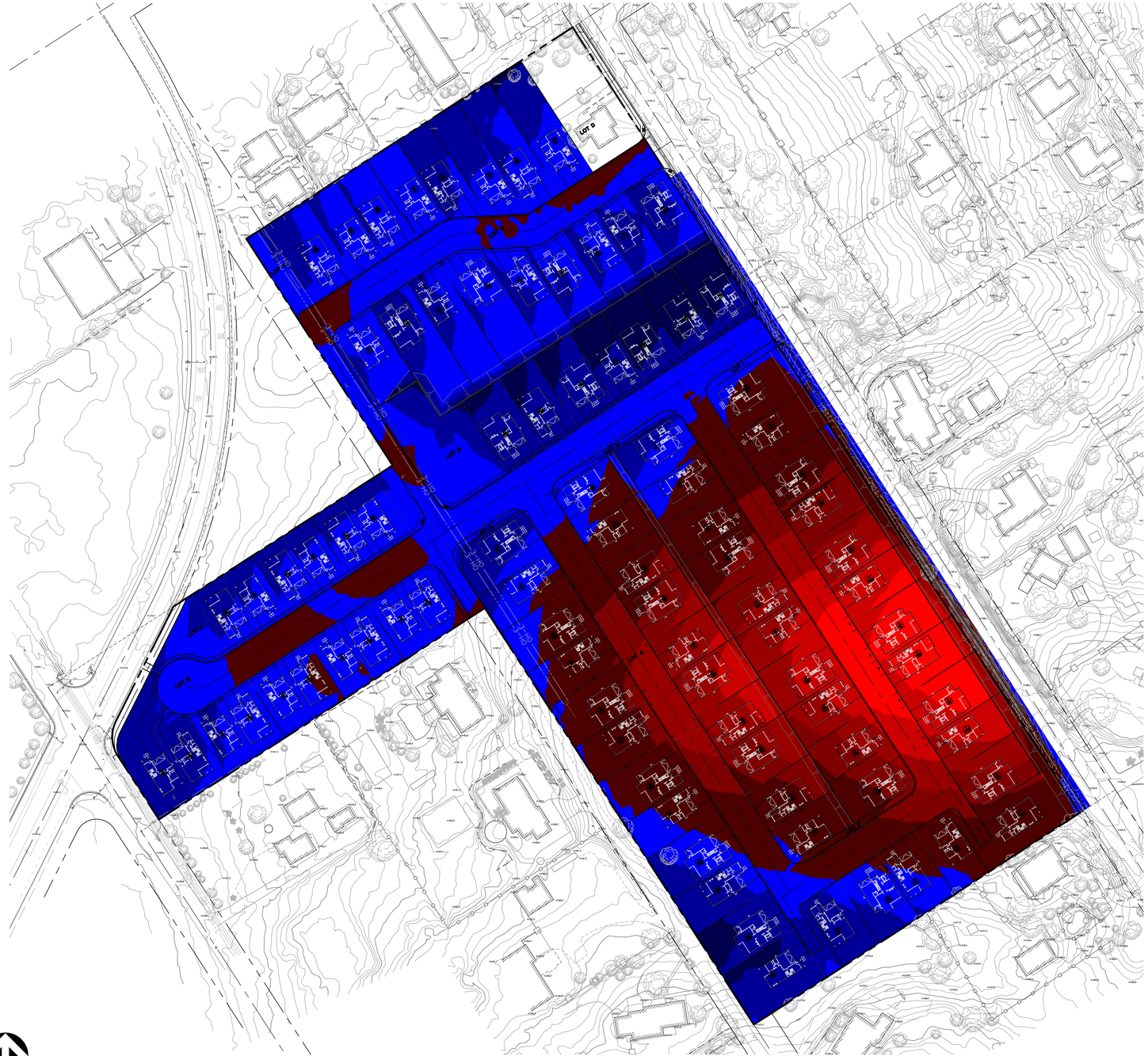
PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

SLOPE ANALYSIS PLAN

SHEET 8 OF 9

PLAN SET: PDS
DATE: 11/20/2025

P:\PLW\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-06-SLOPE.DWG
BY: DAN SALOIS



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	−35.000	−30.000	
2	−30.000	−25.000	
3	−25.000	−20.000	
4	−20.000	−15.000	
5	−15.000	−10.000	
6	−10.000	−5.000	
7	−5.000	0.000	
8	0.000	5.000	
9	5.000	10.000	
10	10.000	15.000	

1" = 80'

0 40 80 160

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714) 557-5511

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PRELIMINARY GRADING PLANS
PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

CUT/FILL MAP

PROJECT NO. WARM-021

SHEET 9 OF 9

PLAN SET: PDS7
DATE: 11/20/2026
P:\WARM-021\DWG\SHEETS\PRELIM GRADING\TM-07-CUTFILL.DWG
BY: DAN SALGO

COUNTY OF SAN DIEGO VESTING SITE PLAN

IN THE UNINCORPORATED TERRITORY OF SAN DIEGO COUNTY, STATE OF CALIFORNIA

VESTING SITE PLAN

PDS2025-TM-5665, PDS2025-DB-25-005, PDS2025-ER-09-003

APN: 284-202-21-00, 284-203-08-00, AND 284-244-01-00

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LD PARCEL 1: (APN: 284-203-08-00)

LOT 159 AND LOT 178 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

LD PARCEL 2: (APN: 284-202-21-00)

LOT 179 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF SAN DIEGO IN DEED RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437610 OF OFFICIAL RECORDS.

LD PARCEL 3: (APN: 284-244-01)

LOTS 484, 486, 495, 496, 516, 517, 528 AND 529 OF TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

SITE ADDRESS:

APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00

VESTED OWNER:

VICTOR J. CHALUPNIK, AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2) AND RANDALL J. CHALUPNIK, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED ONE-HALF (1/2).

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S67°00'31"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "P478" AND "P483"

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.99990404 WAS USED FOR THIS PROJECT AT NORTHING 1957204.722, EASTING 6373240.718. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

BENCHMARK STATEMENT:

NATIONAL GEODETIC SURVEY BENCHMARK NO. DG8352 (PID)

ELEV: 1329.31 FT (NAVD88)

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06073C1136G, A PRINTED PANEL, EFFECTIVE MAY 16, 2012

UTILITY PURVEYORS & SERVICES:

WATER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
SEWER:	RAMONA MUNICIPAL WATER DISTRICT	(760) 789-1330
ELECTRIC:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
GAS:	SAN DIEGO GAS & ELECTRIC	(800) 336-7343
TELEPHONE:	AT&T	(800) 255-5288
CABLE:	TIME WARNER CABLE	(800) 961-9941
TRASH/REFUSE:	RAMONA DISPOSAL SERVICE	(760) 789-516
SCHOOL DISTRICT:	RAMONA UNIFIED SCHOOL DISTRICT	(760) 787-2000

NOTE:

1) ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE. IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE, ALL LIGHTING TRESPASS AND SPILL SHALL NOT EXCEED 0.2 FOOT-CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLAN AT A POINT THREE FEET ABOVE GRADE LEVEL AND FIVE FEET INSIDE THE ADJACENT PROPERTY.

TAX RATE AREA:

065-043

ZONING REGULATIONS		APN	284-244-01-00	284-203-08-00	284-202-21-00
USE REGULATIONS			RR	RV	RV
ANIMAL REGULATIONS			J	Q	Q
DEVELOPMENT REGULATIONS	DENSITY		–	–	–
	LOT SIZE		.5 AC	6000 SF	6000 SF
	BUILDING TYPE		C	F	F
	MAXIMUM FLOOR AREA		–	–	–
	FLOOR AREA RATIO		–	–	–
	HEIGHT		G	G	G
	LOT COVERAGE		–	–	–
	SETBACK		G	J	J
	OPEN SPACE		–	–	–
SPECIAL AREA REGULATIONS			C, POR F	B,C	B,C

COMMUNITY PLAN:

RAMONA COMMUNITY PLAN

GENERAL PLAN DESIGNATION:

RAMONA LAND USE:

APN	LAND USE
284-202-21	VILLAGE RESIDENTIAL (VR-7.3)
284-203-08	VILLAGE RESIDENTIAL (VR-7.3)
284-244-01	VILLAGE RESIDENTIAL (VR-2)

LOT AREA SUMMARY:

Lot	Gross Area (SF)	Net Area (SF)	Lot Designation
***LOT A	104,799	104,799	Private Street
***LOT B	28,544	28,544	Private Street
***LOT C	32,104	32,104	Private Street
LOT D	16,365	16,365	Residential
***LOT E	15,473	14,997	Recreation
***LOT F	1,456	1,456	Landscape
***LOT G	1,281	1,281	Landscape
***LOT H	1,966	1,966	Landscape
***LOT I	1,151	1,151	Landscape
***LOT J	6,685	4,849	Landscape/Water Quality
***LOT K	3,881	3,881	Recreation
1	9,955	9,955	Single Family Home
2	8,396	8,396	Single Family Home
3	7,163	7,163	Single Family Home
4	8,399	8,399	Single Family Home
5	7,412	7,412	Single Family Home
6	8,402	8,402	Single Family Home
7	7,167	7,167	Single Family Home
8	8,405	8,405	Single Family Home
9	7,417	7,417	Single Family Home
10	8,407	8,407	Single Family Home
**11	7,172	7,172	Single Family Home
12	9,020	9,020	Single Family Home
13	7,199	7,199	Single Family Home
14	6,360	6,360	Single Family Home
**15	6,148	6,148	Single Family Home
16	7,208	7,208	Single Family Home
17	6,360	6,360	Single Family Home
**18	6,148	6,148	Single Family Home
19	7,208	7,208	Single Family Home
20	6,360	6,360	Single Family Home
**21	6,148	6,148	Single Family Home
22	7,191	7,191	Single Family Home
23	6,131	6,131	Single Family Home
24	6,360	6,360	Single Family Home
25	7,208	7,208	Single Family Home
26	6,360	6,360	Single Family Home
27	7,208	7,208	Single Family Home
**28	6,148	6,148	Single Family Home
29	7,208	7,208	Single Family Home
30	6,360	6,360	Single Family Home
**31	6,148	6,148	Single Family Home
32	7,199	7,199	Single Family Home
33	7,985	7,985	Single Family Home
34	7,260	7,260	Single Family Home
35	8,228	8,228	Single Family Home
*36	7,018	7,018	Single Family Home
37	8,228	8,228	Single Family Home
38	7,260	7,260	Single Family Home
39	8,228	8,228	Single Family Home
40	7,018	7,018	Single Family Home
41	8,228	8,228	Single Family Home
42	7,260	7,260	Single Family Home
43	8,228	8,228	Single Family Home
44	9,992	9,992	Single Family Home
45	8,110	8,110	Single Family Home
46	7,243	7,243	Single Family Home
47	6,379	6,379	Single Family Home
**48	7,802	7,802	Single Family Home
49	5,476	5,476	Single Family Home
50	4,732	4,732	Single Family Home
51	4,982	4,982	Single Family Home
52	4,745	4,745	Single Family Home
53	4,995	4,995	Single Family Home
54	4,758	4,758	Single Family Home
55	5,008	5,008	Single Family Home
56	4,809	4,809	Single Family Home
57	5,992	5,992	Single Family Home
58	11,741	11,741	Single Family Home
59	4,984	4,984	Single Family Home
60	4,739	4,739	Single Family Home
61	4,979	4,979	Single Family Home
62	4,734	4,734	Single Family Home
63	4,975	4,975	Single Family Home
64	5,360	5,360	Single Family Home
65	7,379	7,064	Single Family Home
66	6,442	6,442	Single Family Home
67	7,379	7,379	Single Family Home
68	6,208	6,208	Single Family Home
69	7,379	7,379	Single Family Home
70	6,442	6,442	Single Family Home
71	7,782	7,782	Single Family Home
72	8,354	8,354	Single Family Home
**73	6,390	6,390	Single Family Home
74	6,646	6,646	Single Family Home
75	7,804	7,804	Single Family Home
*76	8,019	8,019	Single Family Home
77	10,884	10,884	Single Family Home
78	9,806	9,806	Single Family Home
79	11,696	11,696	Single Family Home
80	7,931	7,931	Single Family Home
81	9,146	9,146	Single Family Home
*82	6,483	6,483	Single Family Home
83	6,748	6,748	Single Family Home
84	6,503	6,503	Single Family Home
85	7,505	7,505	Single Family Home
86	8,678	8,678	Single Family Home
87	9,748	9,748	Single Family Home
88	10,318	10,318	Single Family Home

Note: * Indicates affordable home (Moderate)

Note: ** Indicates affordable home (Very Low)

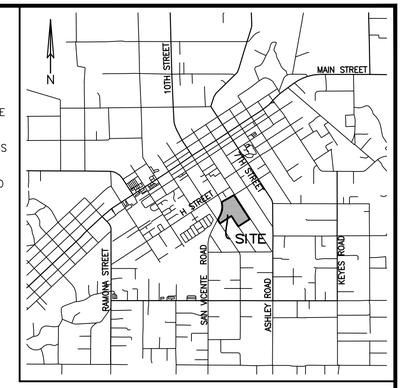
Note: *** Indicates proposed HOA lot

AFFORDABLE UNITS:

*MODERATE –
LOTS 36, 76, 82

**VERY LOW –
LOTS 11, 15, 18, 21, 28, 31, 48, 73





VICINITY MAP

SCALE: NONE

OWNER'S REPRESENTATIVE CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS/REPRESENTATIVES OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714)434-4416

SUBDIVIDER:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
PHONE: (714) 557-5511

ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
(949)916-3800

SHEET INDEX:

1 VESTING SITE PLAN
2 TRACT MAP LOT PLAN

EXISTING EASEMENTS:

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: OSA-7103017 DATED JULY 16, 2024 AT 7:30 A.M.

(#) DENOTES PLOTTED ITEM.

7 AN EASEMENT FOR FLUME, DITCHES, PIPES OR OTHER CONDUITS TO CONSTRUCT ACROSS SAID LAND, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1903 IN BOOK 330 OF DEEDS, PAGE 25. IN FAVOR OF: GEORGE A. TELFORD.

(BLANKET IN NATURE)

8 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED MARCH 27, 1972 AS INSTRUMENT NO. 72000 OF OFFICIAL RECORDS.

(LOCATION INDETERMINATE FROM RECORD)

(9) AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 30, 1986 AS INSTRUMENT NO. 86-617329 OF OFFICIAL RECORDS. IN FAVOR OF: MARION S. CHALUPNIK.

SAID EASEMENT HAS BEEN GRANTED/RESERVED IN VARIOUS INSTRUMENT OF RECORD.

(11) AN EASEMENT FOR COUNTY HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437611 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN DIEGO.

12 A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED JULY 15, 1998 AS INSTRUMENT NO. 1998-0437611 OF OFFICIAL RECORDS.

(LOCATION INDETERMINATE FROM RECORD)

PROPOSED EASEMENTS:

A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES TO BE DEDICATED TO THE COUNTY OF SAN DIEGO.

B INDICATES A 5.00' IRREVOCABLE OFFER OF DEDICATION FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AS SAN VICENTE ROAD TO BE OFFERED TO THE COUNTY OF SAN DIEGO.

C INDICATES AN EASEMENT FOR DOMESTIC WATER PURPOSES TO BE DEDICATED TO RAMONA MUNICIPAL WATER DISTRICT.

D INDICATES AN EASEMENT FOR PUBLIC PEDESTRIAN SIDEWALK PURPOSES.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

DANE P. MCDOUGALL, L.S. 9297

PARK LAND DEDICATION STATEMENT:

PROJECT OWNER/APPLICANT SHALL PROVIDE PAYMENT OF PARK-IN-LIEU FEES AS OUTLINED IN THE SAN DIEGO COUNTY PARK LAND DEDICATION ORDINANCE.

SAN DIEGO COUNTY FIRE PROTECTION DISTRICT NOTES:

- THE SITE IS WITHIN THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT.
- SPEED BUMPS ARE NOT PROPOSED AS THEY ARE NOT SUPPORTED

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON SEPTEMBER 25, 2024.

PROFESSIONAL LAND SURVEYOR — DANE P. MCDOUGALL — L.S. 9297 — STATE OF CALIFORNIA

DANE P. MCDOUGALL, L.S. 9297

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON OCTOBER 16, 2026.

REGISTERED PROFESSIONAL ENGINEER — DANE P. MCDOUGALL — C 80705 — CIVIL — STATE OF CALIFORNIA

DANE P. MCDOUGALL, R.C.E. 80705

PREPARED BY:

C&V CONSULTING, INC.
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PREPARED FOR:

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
(714) 557-5511

COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND DEVELOPMENT

PROJECT NO. WARM-021

COUNTY OF SAN DIEGO
VESTING TENTATIVE MAP 5665
APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00
VESTING SITE PLAN

SHEET 1 OF 2

PLAN SET: PDS3
DATE: 10/16/2026
P:\WARM-021\DWG\VEST\VSP.DWP - 24:11:15 AM BY: CHRISTOPHER MORRISON



PREPARED BY:	PREPARED FOR:		
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	WARMINGTON RESIDENTIAL 3090 PULLMAN STREET COSTA MESA, CA 92626 (714) 557-5511	**COUNTY OF SAN DIEGO** DEPARTMENT OF PLANNING AND DEVELOPMENT **COUNTY OF SAN DIEGO** **VESTING TENTATIVE MAP 5665** APN: 284-202-21-00 AND 284-203-08-00 AND 284-244-01-00 **TRACT MAP LOT PLAN**	PROJECT NO. WARM-021 SHEET 2 OF 2

PLAN SET: PDDS
DATE: 10/16/2020
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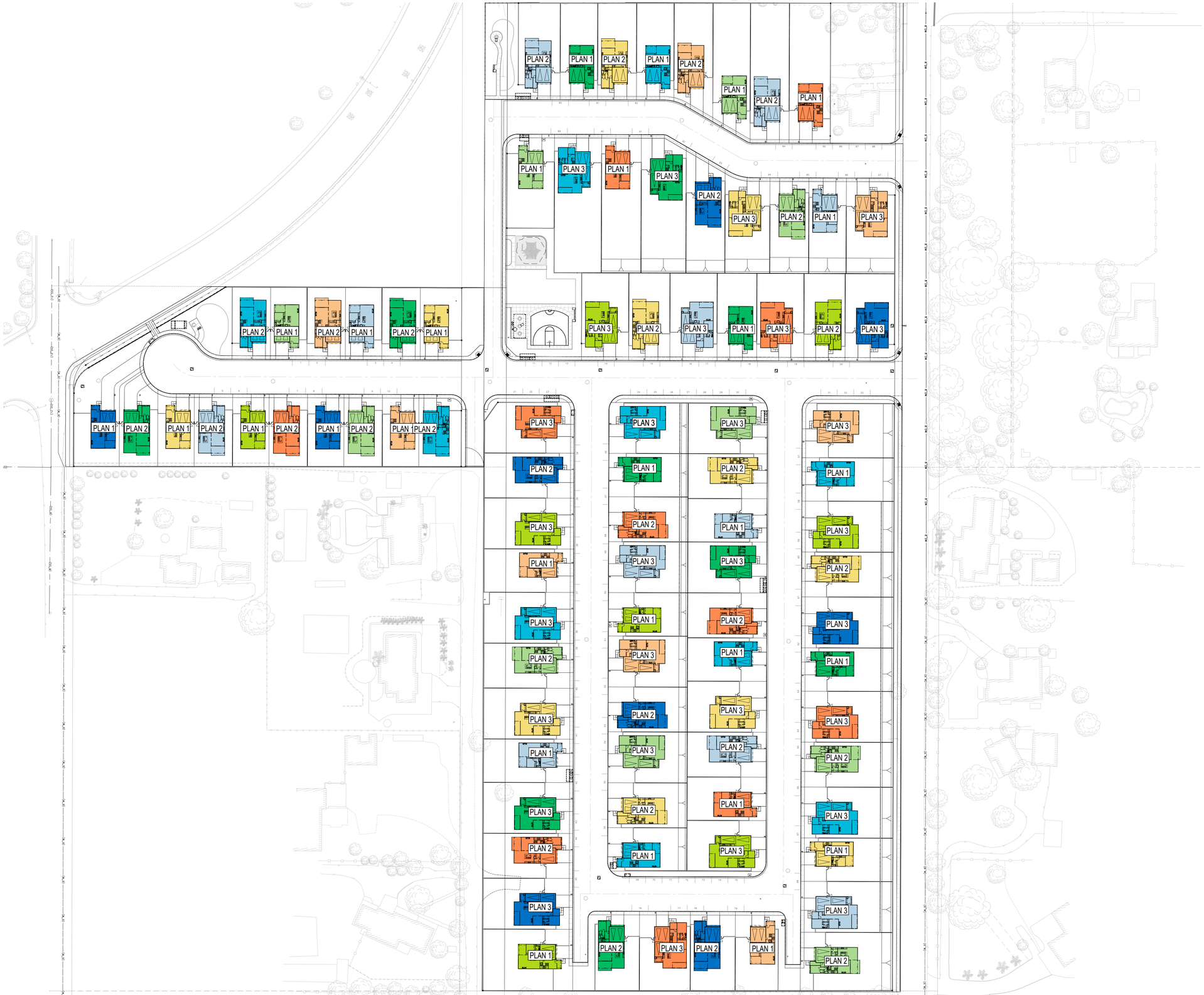
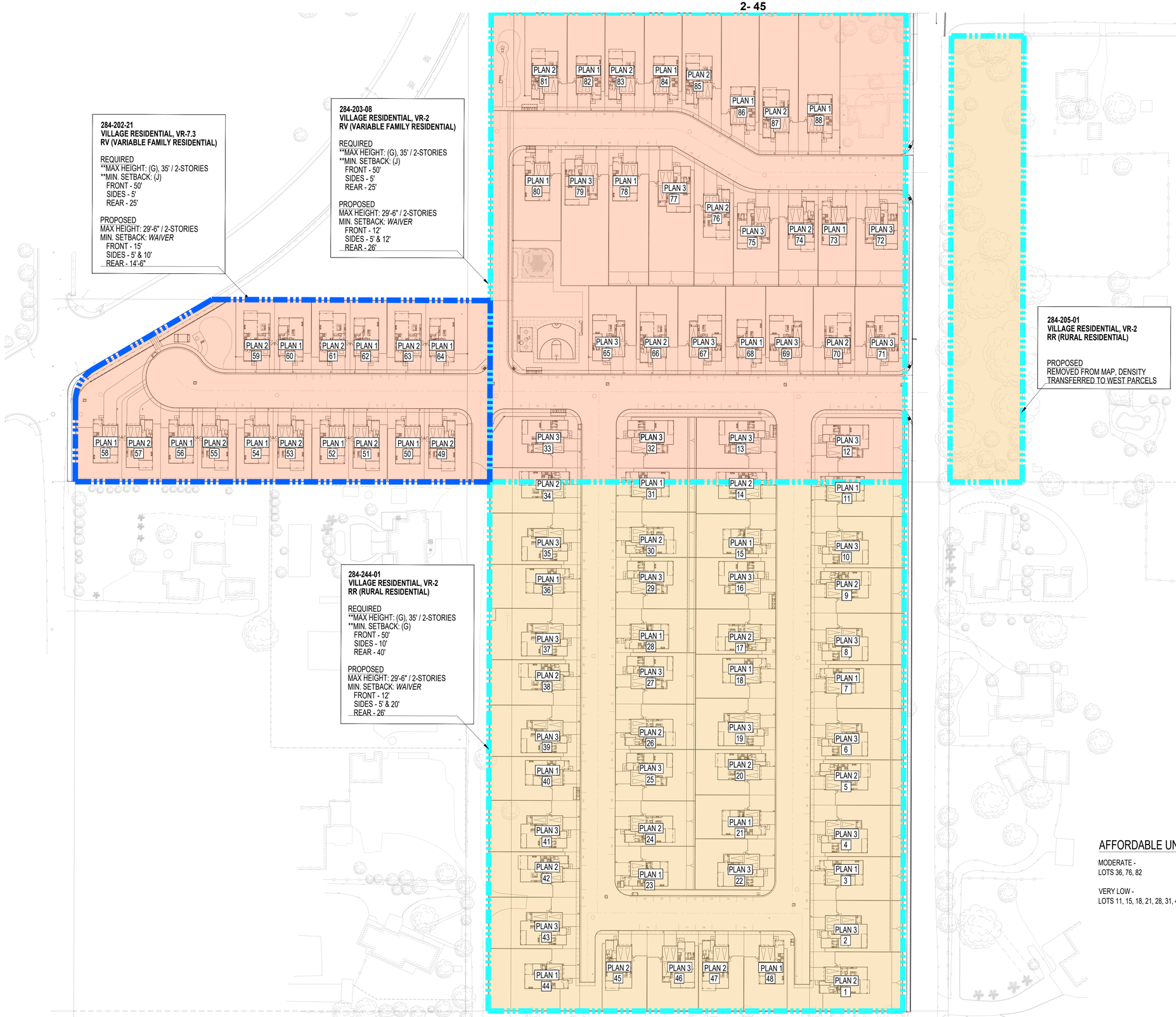
BY: CHRISTOPHER MORRISON



LEGEND

- SPANISH SCHEME 1
- SPANISH SCHEME 2
- SPANISH SCHEME 3
- CRAFTSMAN SCHEME 1
- CRAFTSMAN SCHEME 2
- CRAFTSMAN SCHEME 3
- MONTEREY SCHEME 1
- MONTEREY SCHEME 2
- MONTEREY SCHEME 3

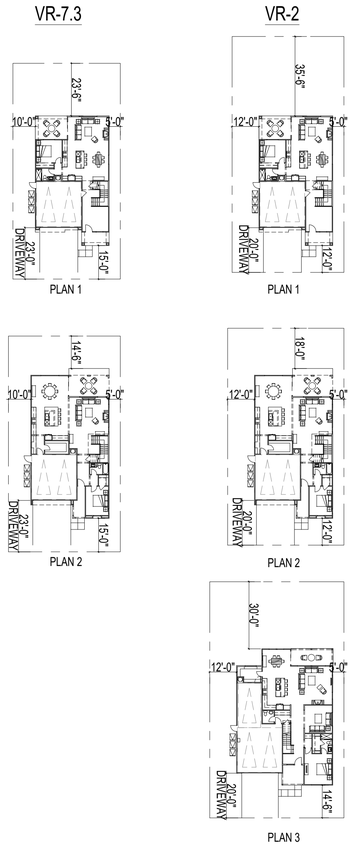


SITE SUMMARY

APNs - 284-202-21, 284-203-08, 284-205-01, 284-244-01

STREET ADDRESS:	9TH & 10TH STREET, RAMONA, CA		
COUNTY:	SAN DIEGO COUNTY		
GENERAL PLAN LAND USE:	VILLAGE RESIDENTIAL, VR-2 & VR-7.3		
ZONING:	RV & RR		
LOT AREA	856,389 SF		19.66 ACRES
VR-2	741,391 SF		17.02 ACRES
VR-7.3	114,998 SF		2.64 ACRES
PROPOSED NUMBER OF HOMES:			
VR-2	72 UNITS		
VR-7.3	16 UNITS		
TOTAL UNITS	88 UNITS		
DENSITY			
VR-2	4.23 DU/AC	*MAX=2 DU/AC	
VR-7.3	6.06 DU/AC	*MAX=7.3 DU/AC	
		*PER TABLE LU-1 LAND USE DESIGNATIONS AND COMPATIBLE REGIONAL CATEGORIES	

MIN. LOT SETBACKS (SCALE 1/32"=1'-0")



AFFORDABLE UNITS

MODERATE -
LOTS 36, 76, 82

VERY LOW -
LOTS 11, 15, 18, 21, 28, 31, 48, 73

LIST OF WAIVERS

i. REDUCTION IN FRONTAGE REQUIREMENTS
ii. REDUCTION IN LOT DEPTH AVERAGE REQUIREMENTS
iii. REDUCTION IN SETBACK REQUIREMENTS
iv. REDUCTION OF CUL-DE-SAC LOT FRONTAGE DISTANCE

CONCESSION ITEM

i. POLES TO REMAIN ABOVE GROUND FRONTING 9TH AND 10TH STREETS

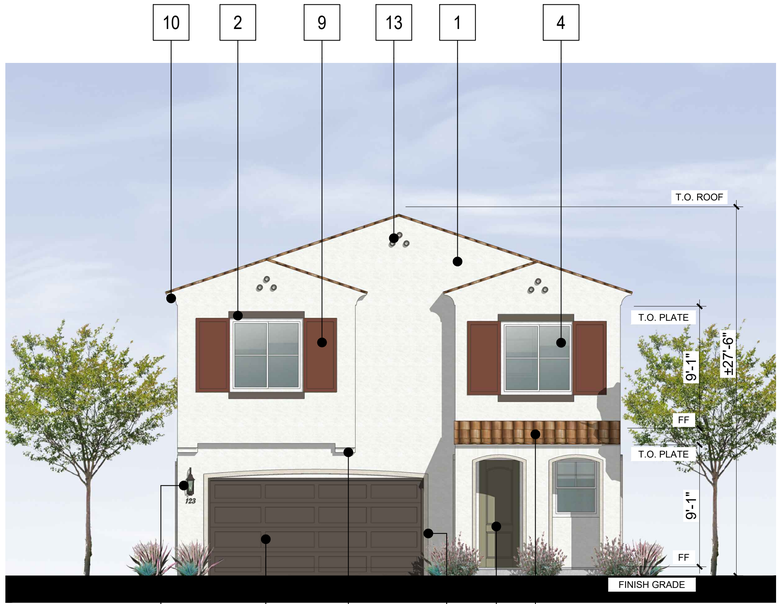
LEGEND

- LAND USE VR-7.3
- LAND USE VR-2
- ZONING RV (VARIABLE FAMILY RESIDENTIAL)
- ZONING RR (RURAL RESIDENTIAL)

**PER SCHEDULE B HEIGHT SCHEULDE AND SCHEDULE C SETBACK SCHEDULE (ZONING) IN THE SAN DIEGO COUNTY DEVELOPMENTAL REGULATIONS



2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - SPANISH

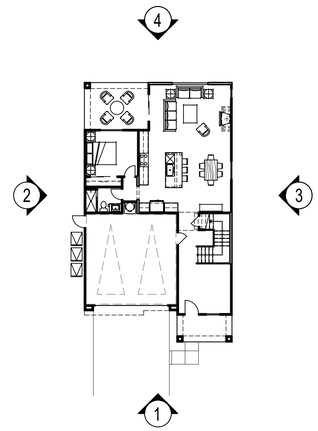
1	STUCCO, LIGHT SAND FINISH
2	STUCCO WINDOW TRIM
3	STUCCO O/ FOAM TRIM
4	RECESSED WINDOW W/ VINYL WINDOW FRAME - WHITE
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	DECORATIVE SHUTTERS
10	STUCCO O/ FOAM EAVE
11	DECORATIVE CORBEL
12	S-TILE ROOF
13	GABLE END VENT DETAIL



3-Right Elevation



4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"

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No. 20240332

Warmington
95 YEARS ROOTED IN THE PAST. BUILDING FOR THE FUTURE.

RAMONA - 10th STREET
RAMONA, CA

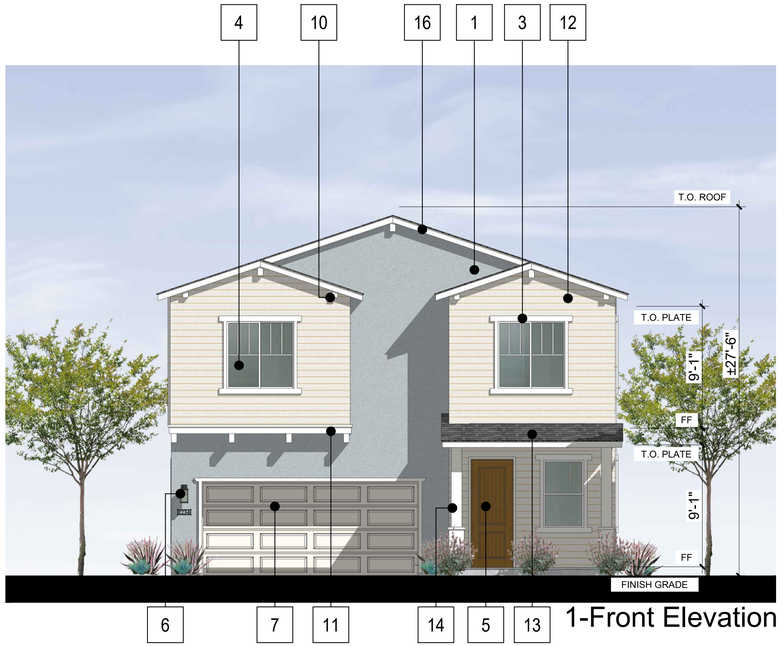
0 4 8 12 Scale 3/16" = 1'

SCHEMATIC
Plot Date: 3/27/2026
4th Submittal: 07/20/2026

ELEVATIONS - PLAN 1 - SPANISH **A1.00**
COLOR SCHEME 1



2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - CRAFTSMAN

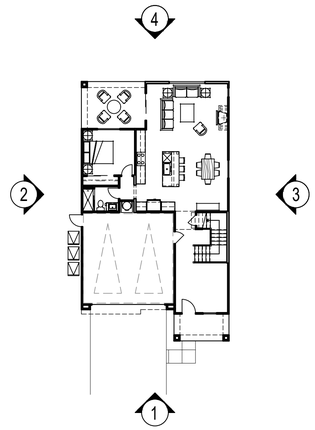
1	STUCCO, LIGHT SAND FINISH
2	STUCCO WINDOW TRIM
3	FIBER CEMENT WINDOW TRIM
4	VINYL WINDOW FRAME - WHITE
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	DECORATIVE SHUTTERS
10	DECORATIVE CORBEL
11	FIBER CEMENT TRIM
12	6" SIDING - JAMESHARDIE, HARDIE PLANK, CEDARMILL
13	CLAY TILE ROOF
14	COLUMN WITH POST
15	WOODEN FASCIA
16	WOODEN BARGE BOARD



3-Right Elevation



4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - MONTEREY

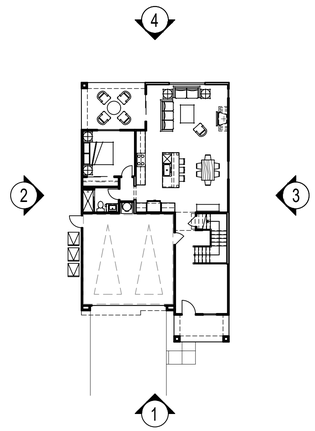
1. STUCCO, LIGHT SAND FINISH
2. STUCCO WINDOW TRIM
3. STUCCO O/ FOAM TRIM
4. VINYL WINDOW FRAME - WHITE
5. ENTRY DOOR
6. LIGHT FIXTURE
7. GARAGE DOOR WAYNE DALTON - 9100 SERIES
8. VINYL SLIDING DOOR
9. DECORATIVE SHUTTERS
10. STUCCO O/ FOAM HEADER
11. GABLE END VENT DETAIL
12. S-TILE ROOF
13. WOODEN FASCIA
14. WOODEN BARGE BOARD



3-Right Elevation



4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"

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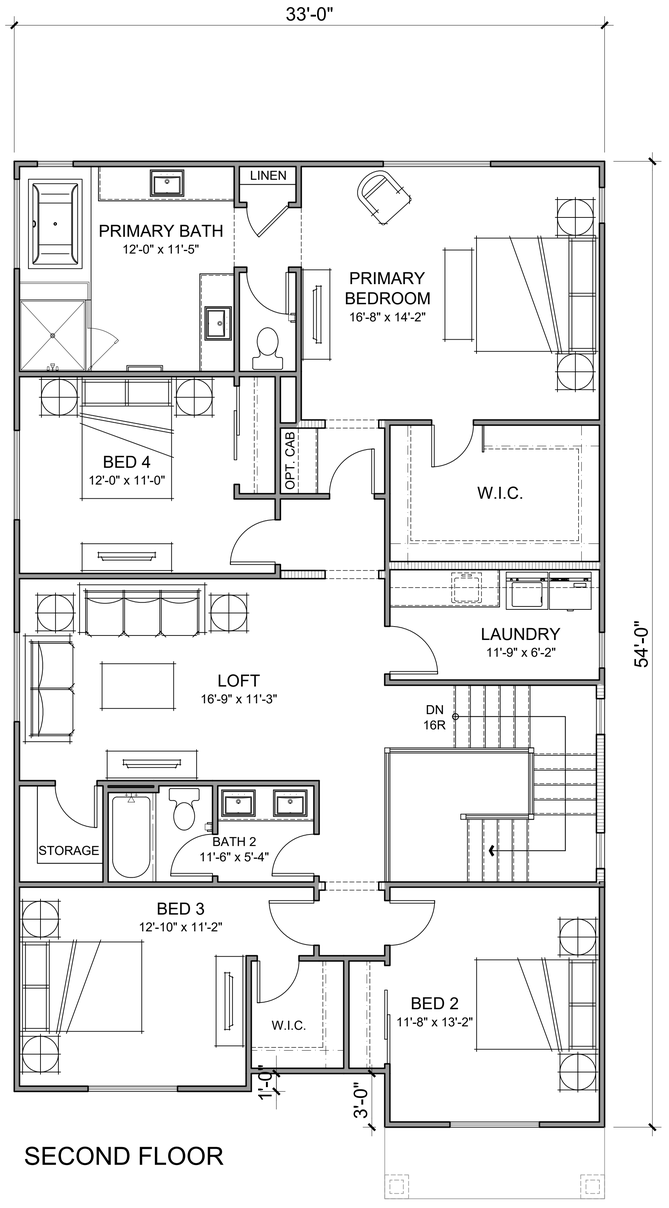
Warmington
95 YEARS ROOTED IN THE PAST. BUILDING FOR THE FUTURE.

RAMONA - 10th STREET
RAMONA, CA

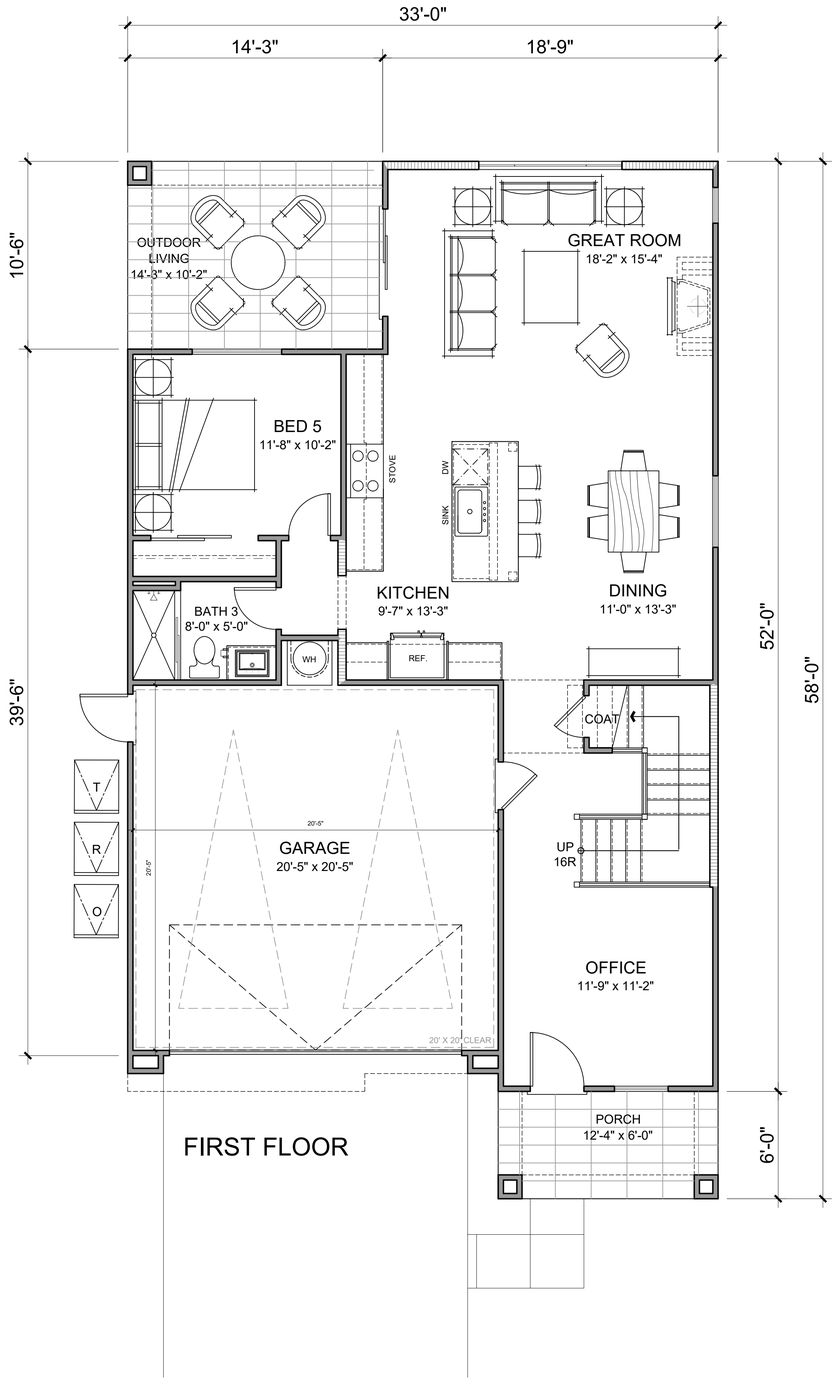
0 4 8 12 Scale 3/16" = 1'

SCHEMATIC
Plot Date: 3/27/2026
4th Submittal: 07/20/2026

ELEVATIONS - PLAN 1 - MONTEREY **A1.20**
COLOR SCHEME 1



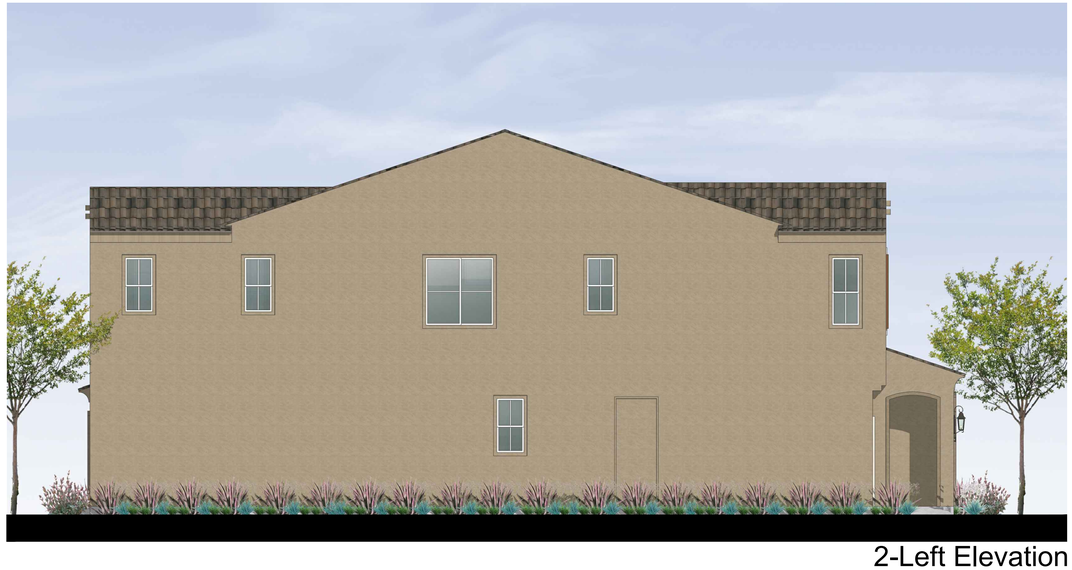
SECOND FLOOR



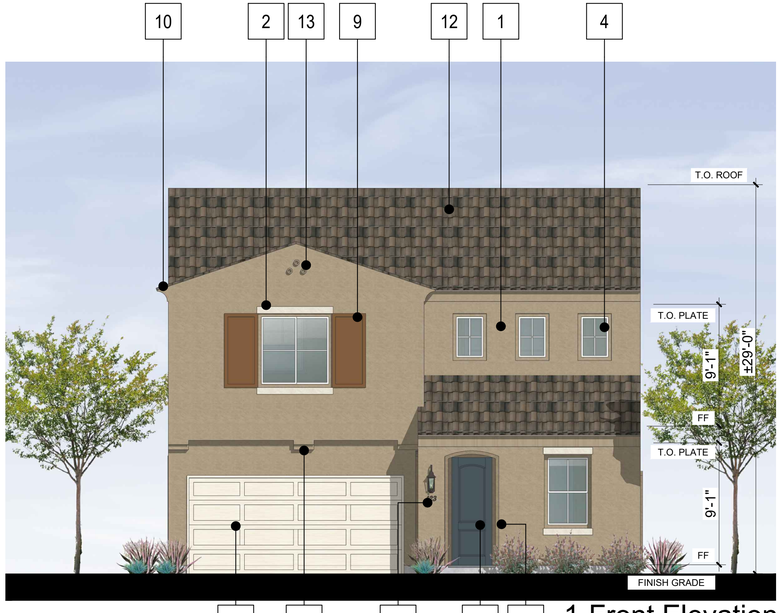
FIRST FLOOR

PLAN 1
5 BED + LOFT, 3 BATH

NET SQ. FT.		GROSS SQ. FT.
1ST FLOOR	1037 SQ. FT.	1081 SQ. FT.
2ND FLOOR	1614 SQ. FT.	1658 SQ. FT.
TOTAL LIVING	2650 SQ. FT.	2739 SQ. FT.



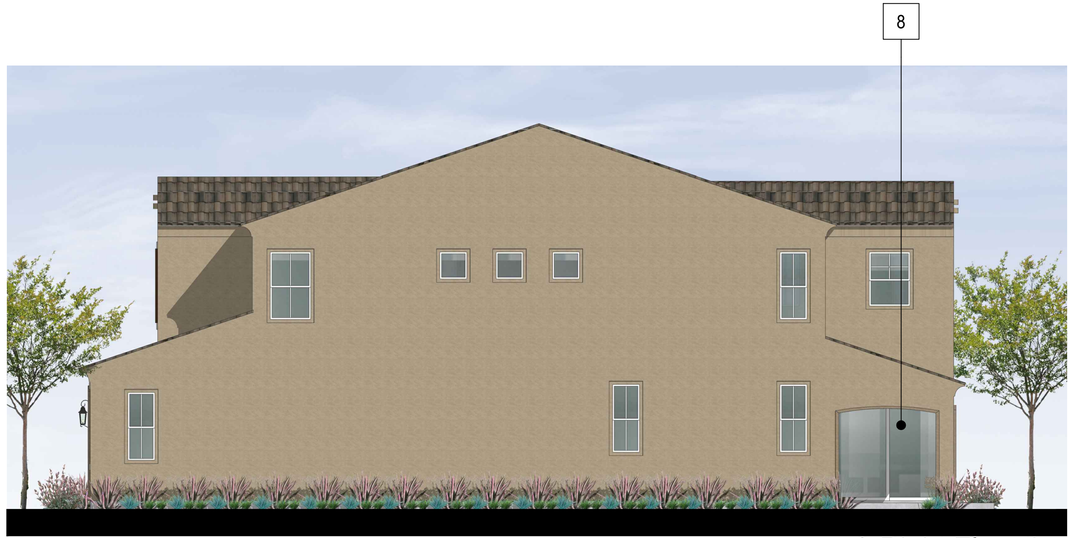
2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - SPANISH

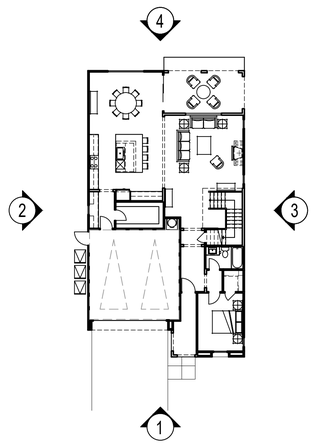
1. STUCCO, LIGHT SAND FINISH
2. STUCCO WINDOW TRIM
3. STUCCO O/ FOAM TRIM
4. RECESSED WINDOW W/ VINYL WINDOW FRAME - WHITE
5. ENTRY DOOR
6. LIGHT FIXTURE
7. GARAGE DOOR WAYNE DALTON - 9100 SERIES
8. VINYL SLIDING DOOR
9. DECORATIVE SHUTTERS
10. STUCCO O/ FOAM EAVE
11. DECORATIVE CORBEL
12. S-TILE ROOF
13. GABLE END VENT DETAIL



3-Right Elevation



4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - CRAFTSMAN

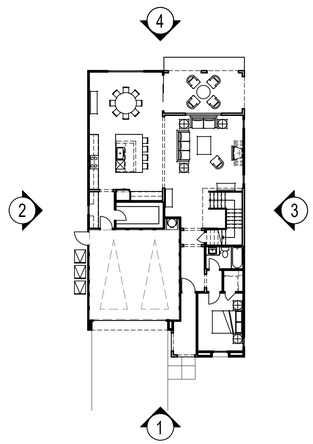
1	STUCCO, LIGHT SAND FINISH
2	STUCCO WINDOW TRIM
3	FIBER CEMENT WINDOW TRIM
4	VINYL WINDOW FRAME - WHITE
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	DECORATIVE SHUTTERS
10	DECORATIVE CORBEL
11	FIBER CEMENT TRIM
12	6" SIDING - JAMESHARDIE, HARDIE PLANK, CEDARMILL
13	CLAY TILE ROOF
14	COLUMN WITH POST
15	WOODEN FASCIA
16	WOODEN BARGE BOARD



3-Right Elevation



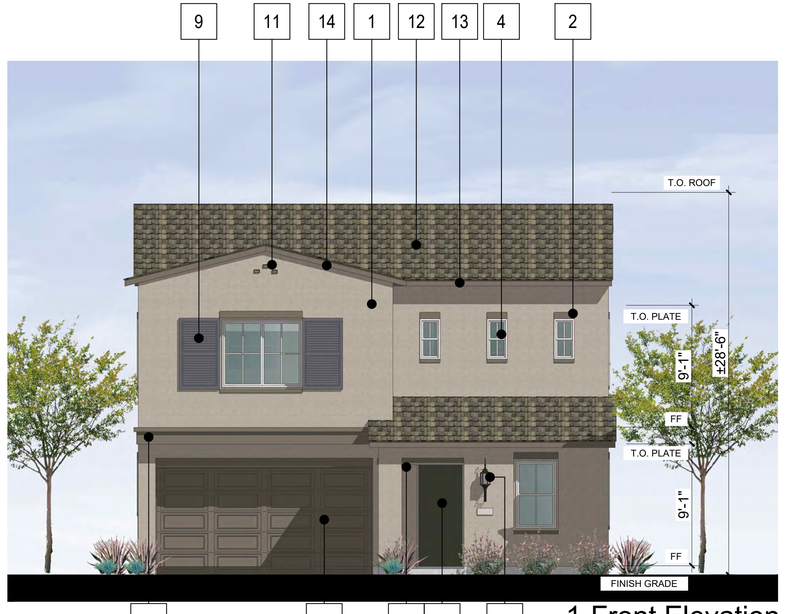
4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



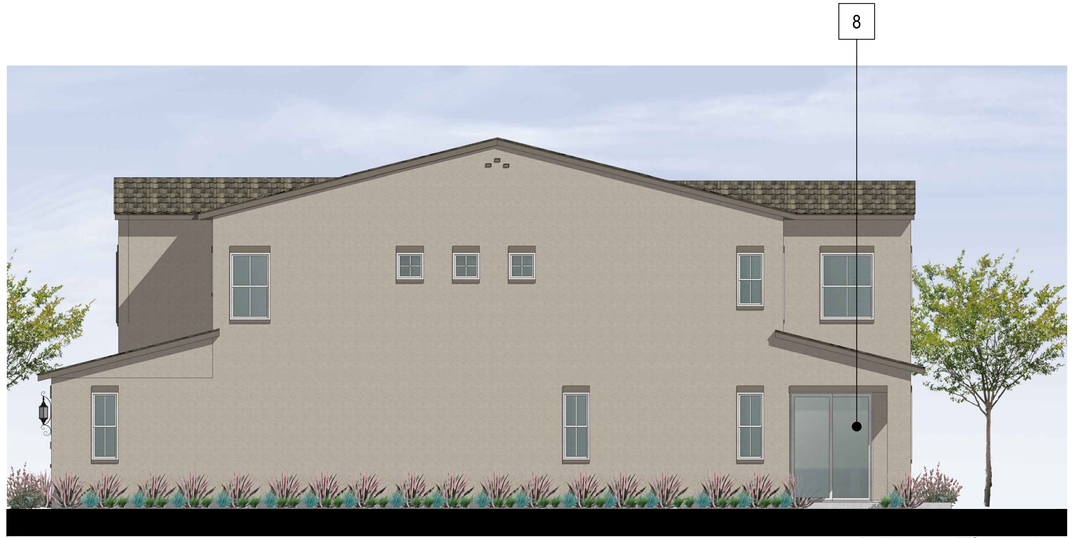
2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - MONTEREY

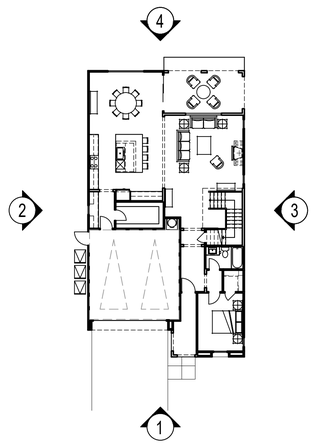
1	STUCCO, LIGHT SAND FINISH
2	STUCCO WINDOW TRIM
3	STUCCO O/ FOAM TRIM
4	VINYL WINDOW FRAME - WHITE
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	DECORATIVE SHUTTERS
10	STUCCO O/ FOAM HEADER
11	GABLE END VENT DETAIL
12	S-TILE ROOF
13	WOODEN FASCIA
14	WOODEN BARGE BOARD



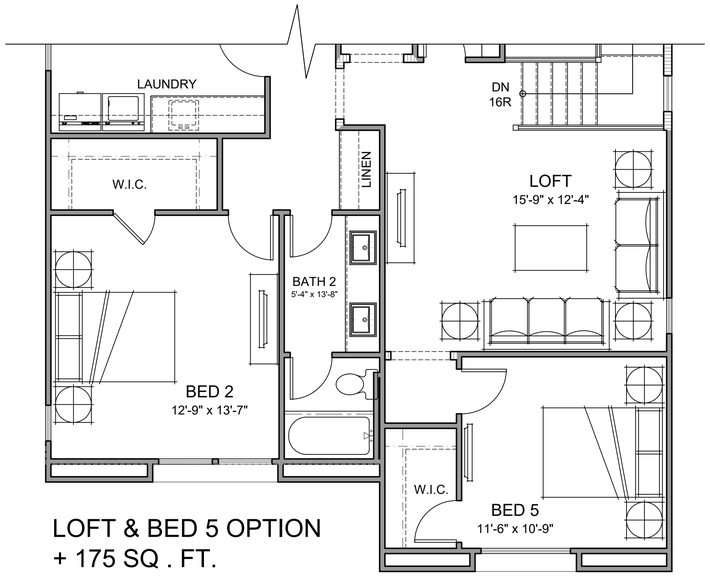
3-Right Elevation



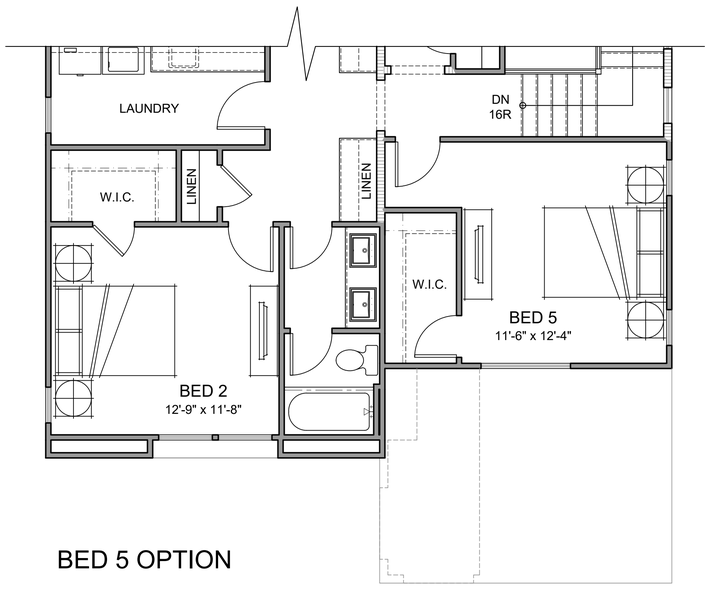
4-Rear Elevation



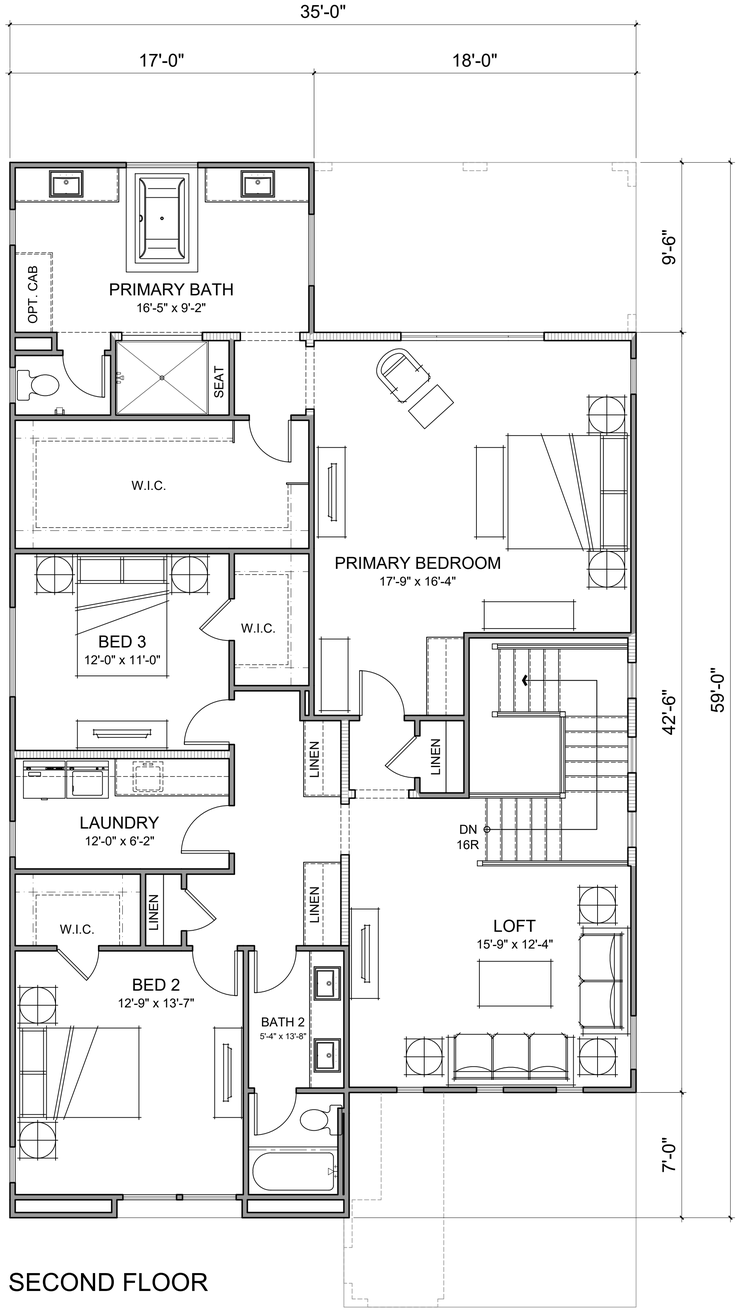
KEY SITE PLAN: 1/16" = 1'-0"



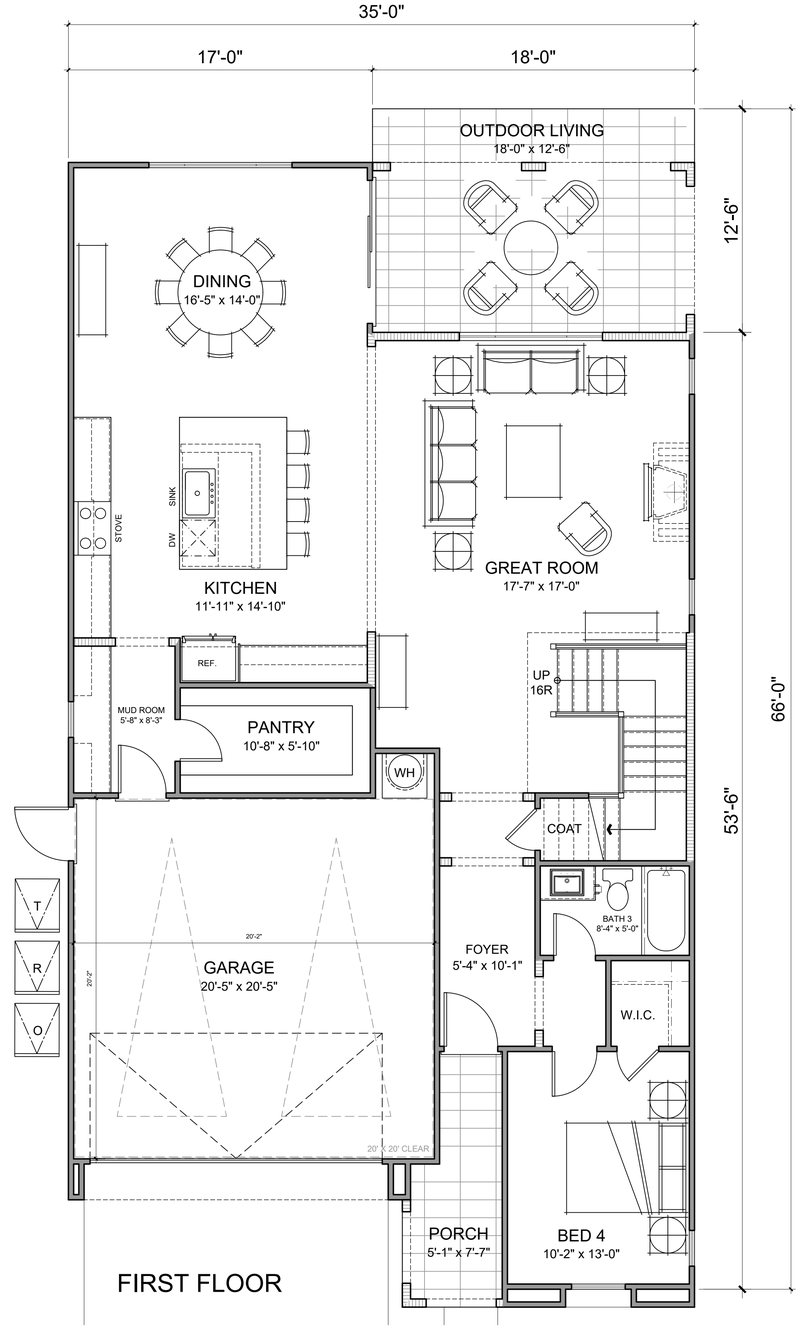
LOFT & BED 5 OPTION
+ 175 SQ . FT.



BED 5 OPTION



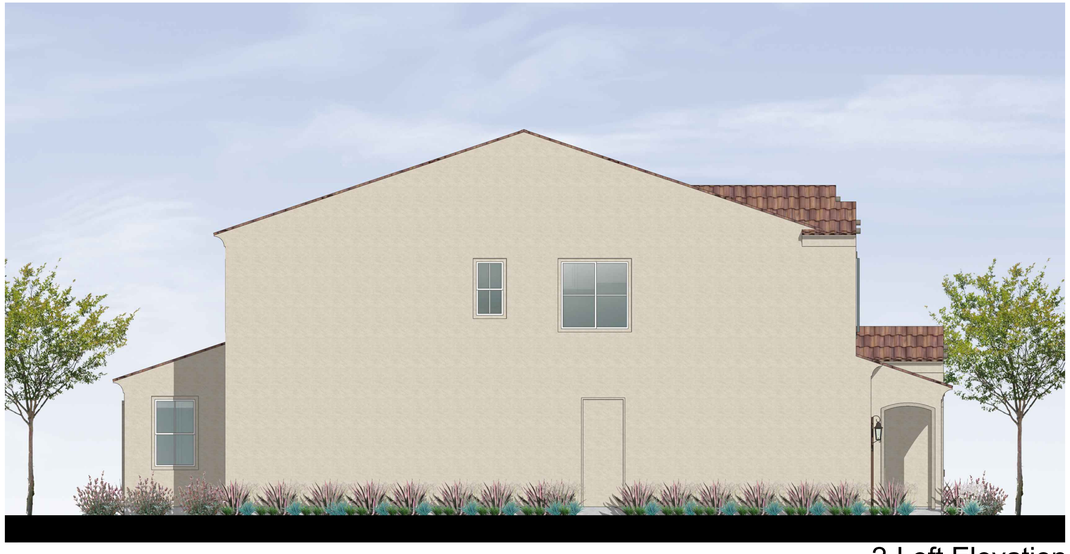
SECOND FLOOR



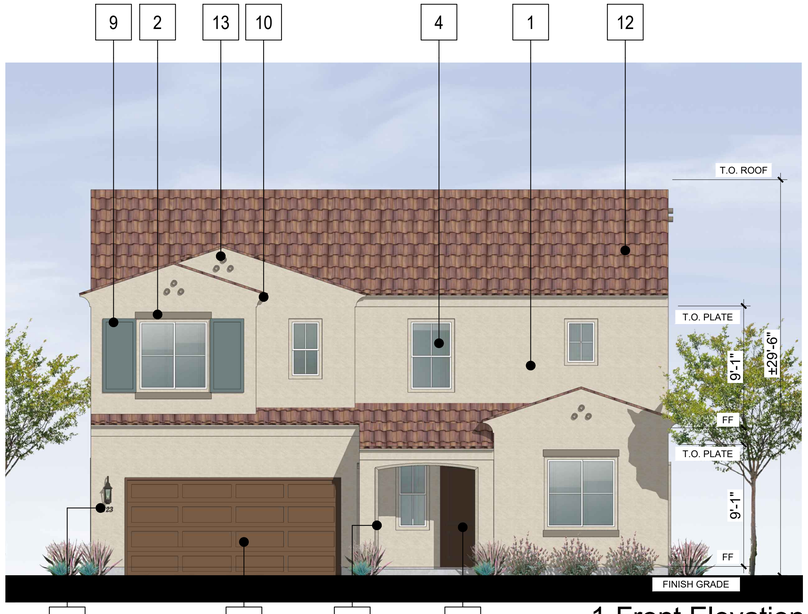
FIRST FLOOR

PLAN 2
4 BED + LOFT/BED 5, 3 BATH

	NET SQ. FT.	GROSS SQ. FT.
1ST FLOOR	1352 SQ. FT.	1424 SQ. FT.
2ND FLOOR	1634 SQ. FT.	1700 SQ. FT.
TOTAL LIVING	2986 SQ. FT.	3125 SQ. FT.



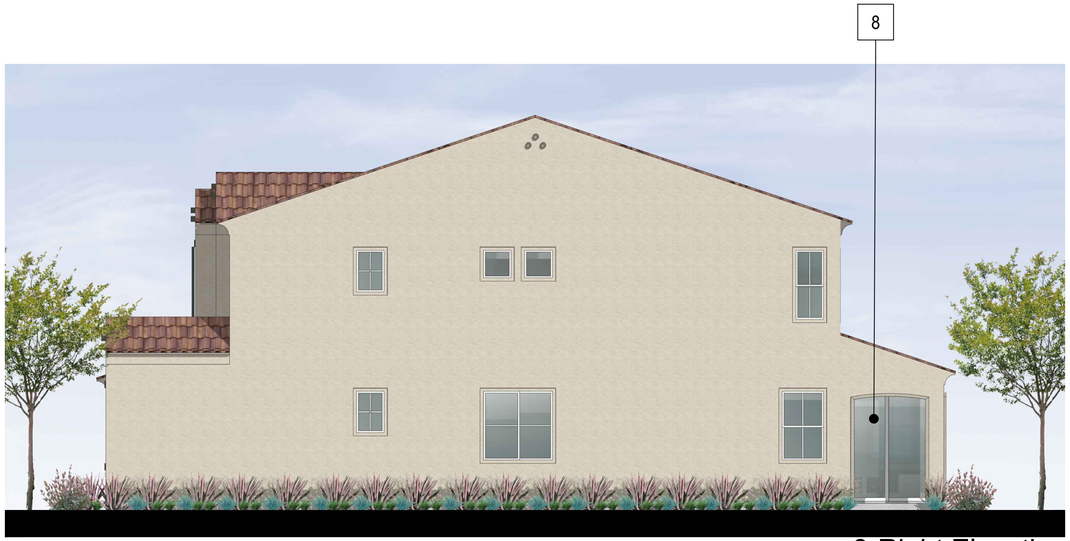
2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - SPANISH

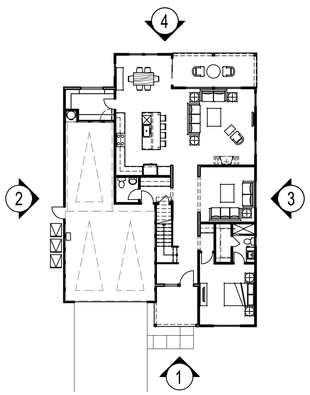
1. STUCCO, LIGHT SAND FINISH
2. STUCCO WINDOW TRIM
3. STUCCO O/ FOAM TRIM
4. RECESSED WINDOW W/ VINYL WINDOW FRAME - WHITE
5. ENTRY DOOR
6. LIGHT FIXTURE
7. GARAGE DOOR WAYNE DALTON - 9100 SERIES
8. VINYL SLIDING DOOR
9. DECORATIVE SHUTTERS
10. STUCCO O/ FOAM EAVE
11. DECORATIVE CORBEL
12. S-TILE ROOF
13. GABLE END VENT DETAIL



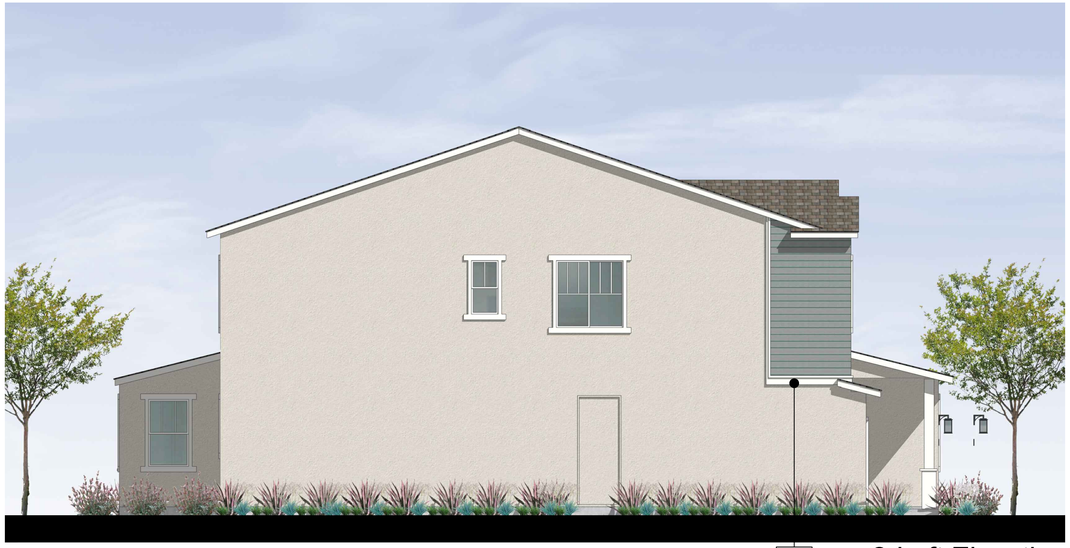
3-Right Elevation



4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - CRAFTSMAN

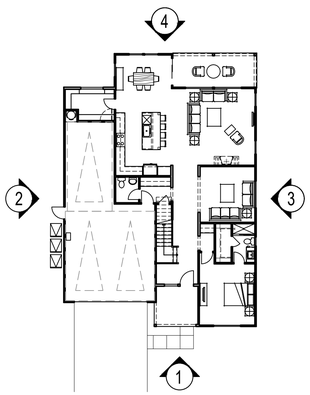
1	STUCCO, LIGHT SAND FINISH
2	STUCCO WINDOW TRIM
3	FIBER CEMENT WINDOW TRIM
4	VINYL WINDOW FRAME - WHITE
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	DECORATIVE SHUTTERS
10	DECORATIVE CORBEL
11	FIBER CEMENT TRIM
12	6" SIDING - JAMESHARDIE, HARDIE PLANK, CEDARMILL
13	CLAY TILE ROOF
14	COLUMN WITH POST
15	WOODEN FASCIA
16	WOODEN BARGE BOARD



3-Right Elevation



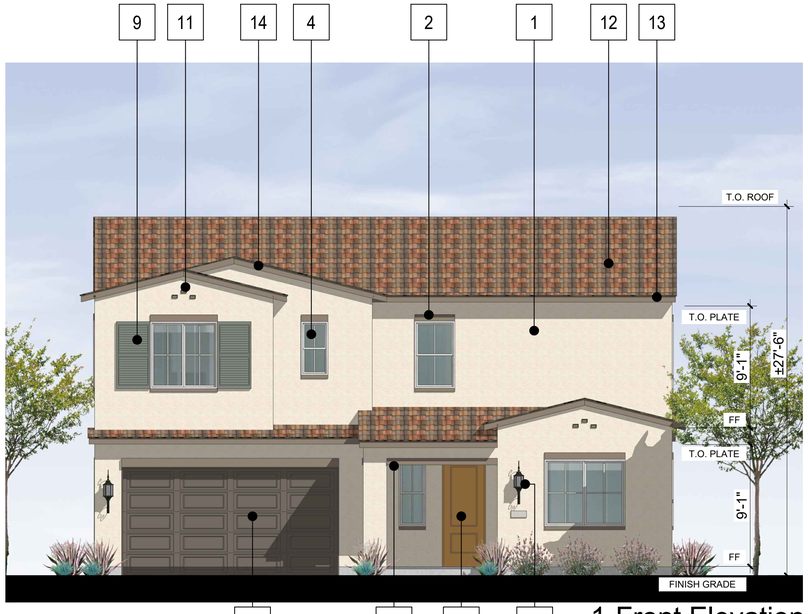
4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - MONTEREY

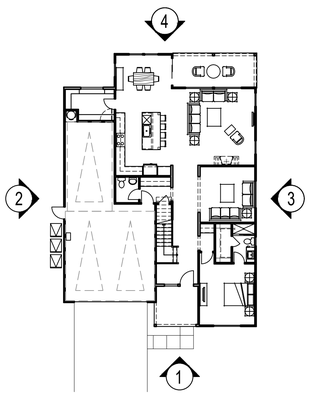
1	STUCCO, LIGHT SAND FINISH
2	STUCCO WINDOW TRIM
3	STUCCO O/ FOAM TRIM
4	VINYL WINDOW FRAME - WHITE
5	ENTRY DOOR
6	LIGHT FIXTURE
7	GARAGE DOOR WAYNE DALTON - 9100 SERIES
8	VINYL SLIDING DOOR
9	DECORATIVE SHUTTERS
10	STUCCO O/ FOAM HEADER
11	GABLE END VENT DETAIL
12	S-TILE ROOF
13	WOODEN FASCIA
14	WOODEN BARGE BOARD



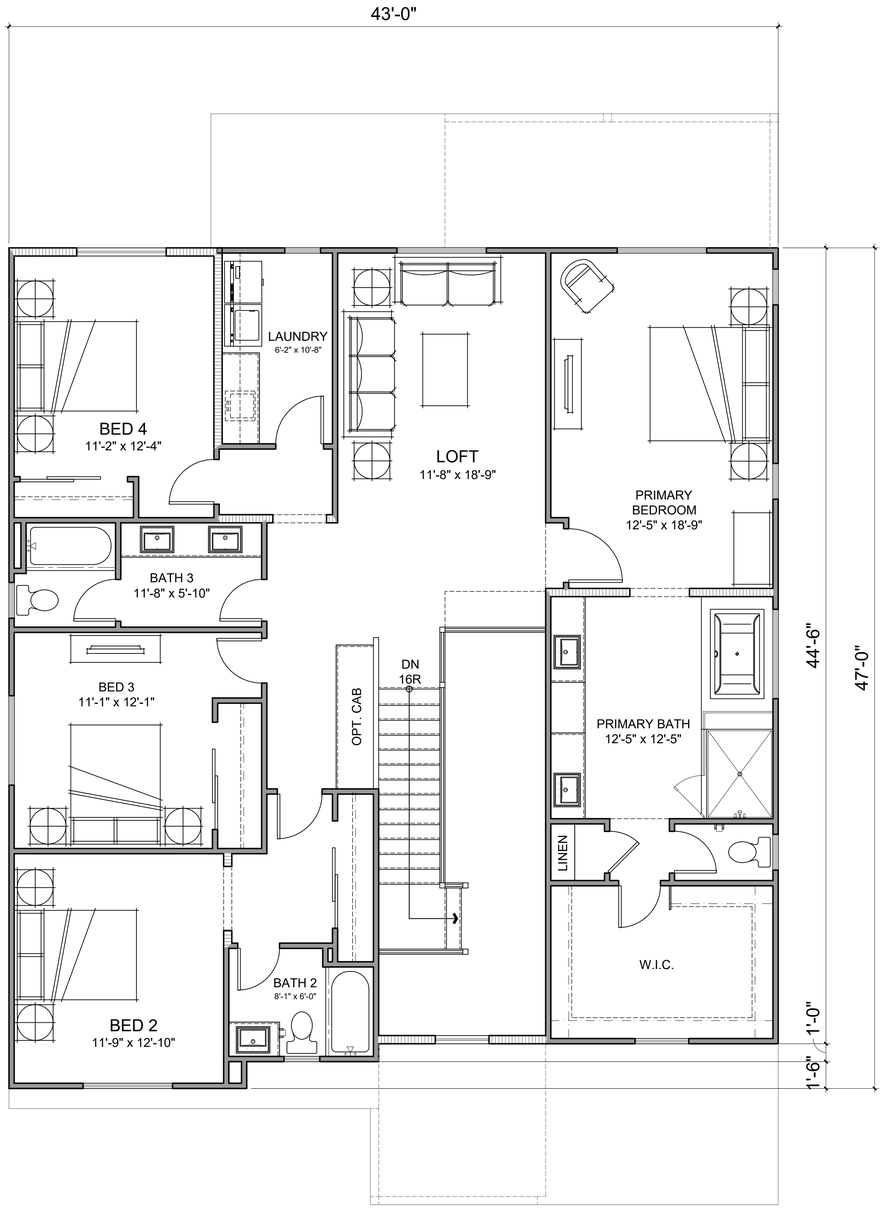
3-Right Elevation



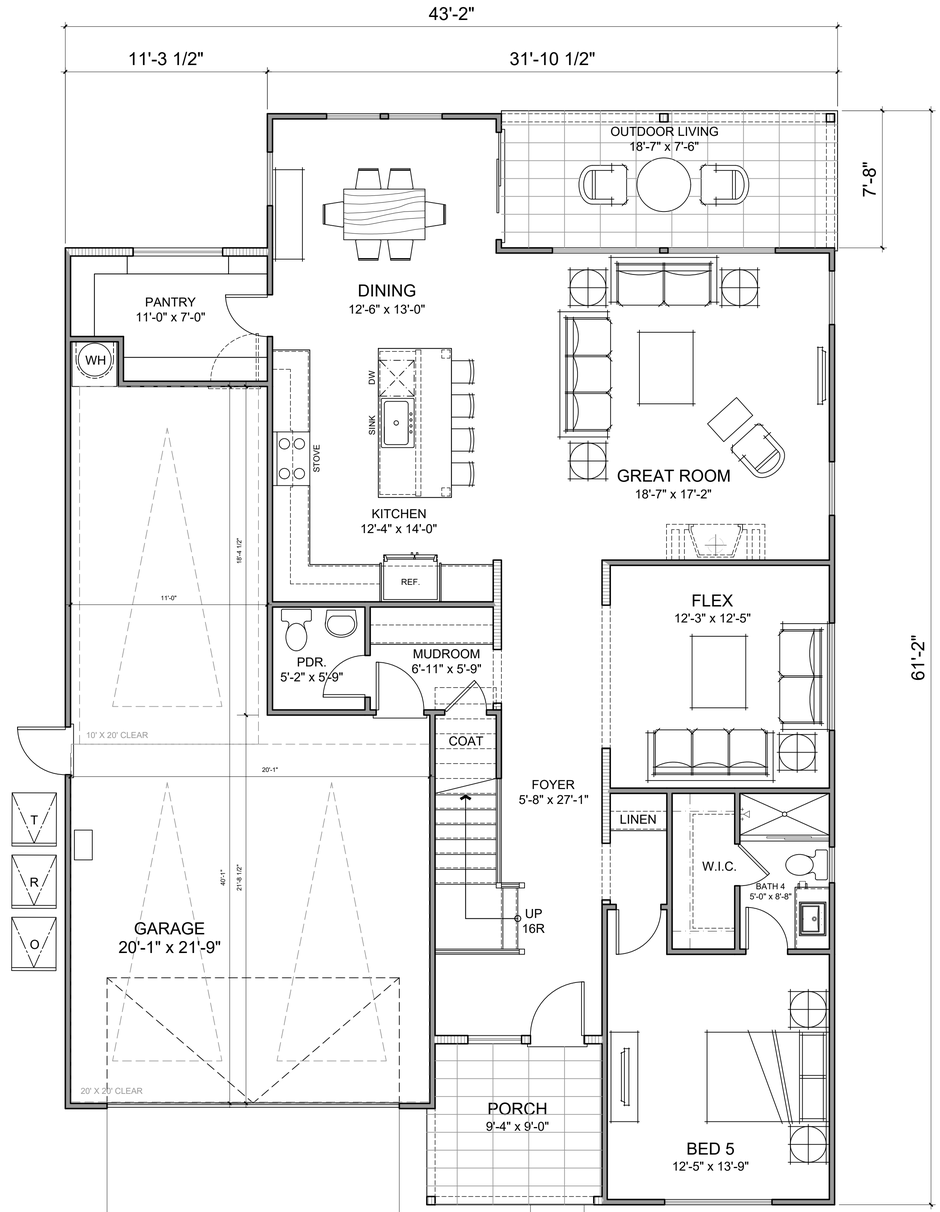
4-Rear Elevation



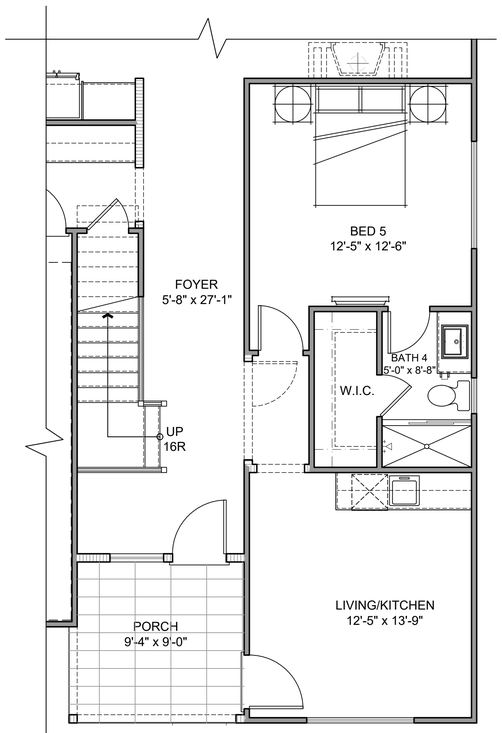
KEY SITE PLAN: 1/16" = 1'-0"



SECOND FLOOR



FIRST FLOOR



JADU OPTION

PLAN 3
5 BED + LOFT + FLEX, 4 BATH

NET SQ. FT.		GROSS SQ. FT.
1ST FLOOR	1497 SQ. FT.	1538 SQ. FT.
2ND FLOOR	1836 SQ. FT.	1898 SQ. FT.
TOTAL LIVING	3334 SQ. FT.	3436 SQ. FT.

SPANISH

COLOR SCHEME 1

A

STUCCO BODY, CORBELS, EAVE
SW 7551 GREEK VILLA

B

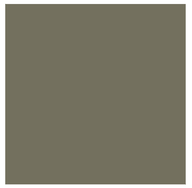


WINDOW TRIM, GABLE END DETAILS
SW 7020 BLACK FOX

C

STUCCO O/ FOAM TRIM
SW 7637 OYSTER WHITE

D



ENTRY DOOR
SW 2851 SAGE GREEN LIGHT

E



GARAGE DOOR
SW 9605 CLOVE

F



DECORATIVE SHUTTERS
SW 6048 TERRA BRUN

G



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3605 SAN BENITO BLEND

H



WINDOW
BLACK

COLOR SCHEME 2

A



STUCCO BODY, CORBELS, EAVE
SW 7544 FENLAND

B

WINDOW TRIM, GABLE END DETAILS
SW 6154 NACRE

C



STUCCO O/ FOAM TRIM
SW 6158 SAWDUST

D



ENTRY DOOR
SW 9140 BLUSTERY SKY

E

GARAGE DOOR
SW 7562 ROMAN COLUMN

F



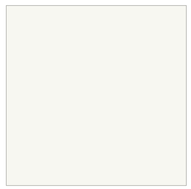
DECORATIVE SHUTTERS
SW 9099 SADDLE UP

G



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
SMC 8401 SAN MIGUEL BLEND

H



WINDOW
WHITE

COLOR SCHEME 3

A

STUCCO BODY, CORBELS, EAVE
SW 7541 GRECIAN IVORY

B



WINDOW TRIM, GABLE END DETAILS
SW 7047 PORPOISE

C



STUCCO O/ FOAM TRIM
SW 7638 JOGGING PATH

D



ENTRY DOOR
SW 6104 KAFFEE

E



GARAGE DOOR
SW 6104 KAFFEE

F



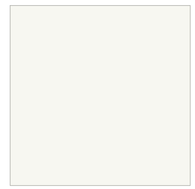
DECORATIVE SHUTTERS
SW 9655 MOUNTAIN PASS

G



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
SMC 8816 SAN GABRIEL BLEND

H

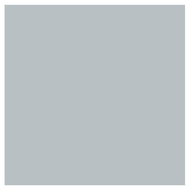


WINDOW
WHITE

CRAFTSMAN

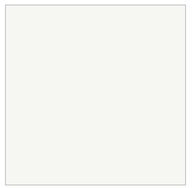
COLOR SCHEME 1

A



STUCCO BODY
SW 6247 KRYPTON

B



WINDOW TRIM,
CORBELS, FASCIA, BARGE BOARD, COLUMNS
SW 9500 ULTRAWHITE

C

HOIRZONTAL SIDING
JAMESHARDIE, HARDIE PLANK
CEDARMILL - SW 6385 DOVER WHITE

D



ENTRY DOOR
SW 6398 SCONCE GOLD

E

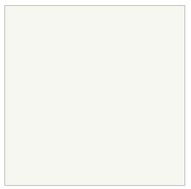
GARAGE DOOR
SW 7551 GREEK VILLA

F



CLAY TILE ROOF
EAGLE ROOFING, BEL AIR
4697 SLATE RANGE

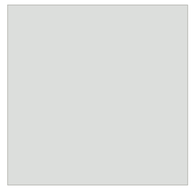
G



WINDOW
WHITE

COLOR SCHEME 2

A



STUCCO BODY
SW 7070 SITE WHITE

B

WINDOW TRIMS (STUCCO & FIBER CEMENT),
CORBELS, FASCIA, BARGE BOARD, COLUMNS
SW 9500 ULTRAWHITE

C

HOIRZONTAL SIDING
JAMESHARDIE, HARDIE PLANK
CEDARMILL - SW 2849 WESTCHESTER GRAY

D



ENTRY DOOR
SW 9140 BLUSTERY SKY

E



GARAGE DOOR
SW 6005 FOLKSTONE

F



CLAY TILE ROOF
EAGLE ROOFING, BEL AIR
295 DARK CHARCOAL

G

WINDOW
WHITE

F



DECORATIVE SHUTTERS
SW 9660 TARRAGON

COLOR SCHEME 3

A

STUCCO BODY
SW 7631 CITY LOFT

B

WINDOW TRIMS (STUCCO & FIBER CEMENT),
CORBELS, FASCIA, BARGE BOARD, COLUMNS
SW 9500 ULTRAWHITE

C

HOIRZONTAL SIDING
JAMESHARDIE, HARDIE PLANK
CEDARMILL - SW 7621 SILVERMIST

D



ENTRY DOOR
SW 7670 GRAY SHINGLE

E



GARAGE DOOR
SW 7670 GRAY SHINGLE

F



CLAY TILE ROOF
EAGLE ROOFING, BEL AIR
4810 AVONDALE BLEND

G

WINDOW
WHITE

MONTEREY

COLOR SCHEME 1

A

STUCCO BODY
SW 6148 WOOL SKEIN

B



WINDOW TRIM, GABLE END DETAILS,
CORBELS, POSTS, TRIM, FASCIA, BARGE BOARD
SW 7515 HOMESTEAD BROWN

C



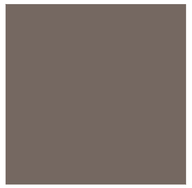
DECORATIVE SHUTTERS
SW 7591 RED BARN

D



ENTRY DOOR
SW 7624 SLATE TILE

E



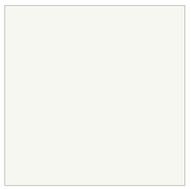
GARAGE DOOR
SW 6075 GARRET GRAY

F



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3687 BROWN GRAY RANGE

G



WINDOW
WHITE

COLOR SCHEME 2

A



STUCCO BODY
SW 9592 ILLUSION

B



WINDOW TRIM, GABLE END DETAILS,
CORBELS, POSTS, TRIM, FASCIA, BARGE BOARD
SW 7053 ADAPTIVE SHADE

C



DECORATIVE SHUTTERS
SW 6263 EXCLUSIVE PLUM

D



ENTRY DOOR
SW 6187 ROSEMARY

E



GARAGE DOOR
SW 7053 ADAPTIVE SHADE

F



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3602 CONCORD BLEND

G

WINDOW
WHITE

COLOR SCHEME 3

A

STUCCO BODY
SW 7558 MEDICI IVORY

B



WINDOW TRIM, GABLE END DETAILS,
CORBELS, POSTS, TRIM, FASCIA, BARGE BOARD
SW 9117 URBAN JUNGLE

C



DECORATIVE SHUTTERS
SW 9129 JADE DRAGON

D



ENTRY DOOR
SW 6668 SUNRISE

E



GARAGE DOOR
SW 9598 SOLITARY SLATE

F



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3816 SAN RAMON RANGE

G

WINDOW
WHITE



LANDSCAPE CONCEPT NOTE:

THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE.

IRRIGATION CONCEPT NOTE:

THE IRRIGATION DESIGN WILL INCORPORATE THE LATEST IN SMART IRRIGATION TECHNOLOGIES. ALL NEW LANDSCAPE AREAS WILL INCLUDE HIGH EFFICIENCY, LOW WATER USE IRRIGATION EQUIPMENT AND METHODS. A SMART IRRIGATION CONTROLLER WITH A RAIN SHUT OFF DEVICE WILL ALSO BE INCORPORATED. BARK MULCH WILL BE USED TO RETAIN MOISTURE AND REDUCE EVAPORATION AND AN IRRIGATION SCHEDULE WILL BE PROVIDED TO PROGRAM THE CONTROLLER. TWO IRRIGATION SCHEDULES SHALL BE PREPARED, ONE FOR PLANT ESTABLISHMENT AND ONE FOR MAINTENANCE. ALL NEW IRRIGATION SYSTEMS WILL COMPLY WITH THE COUNTY OF SAN DIEGO'S WATER CONSERVATION IN LANDSCAPING ORDINANCE.

NOTE:
ALL TREES SHALL BE IRRIGATED INDEPENDENTLY OF ALL OTHER VEGETATION.

MAINTENANCE NOTE:
ALL PRIVATE FRONT AND REAR YARDS SHALL BE MAINTAINED BY THE HOMEOWNER. ALL COMMON LANDSCAPES, INCLUDING RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA

SEE SHEET L-3 FOR PRELIMINARY PLANTING PALETTES

RAMONA
OVERALL LANDSCAPE PLAN

TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
TREES					
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	24" BOX	M	13	
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	11	
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	24` BTH	M	44	
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24" BOX	M	85	
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	24" BOX	M	43	
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX	M	7	
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	6	
	QUERCUS DOUGLASII BLUE OAK	36" BOX	L	32	

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET
Continued

REFERENCE EVAPOTRANSPIRATION (ETo) 51.1

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
# Low water use shrubs	0.3	Drip	0.9	0.33	67,940	25,602	811,135
# Moderate water use shrubs	0.5	Drip	0.9	0.56	36,583	23,208	735,286
# Low water use trees	0.3	Bubblers	0.85	0.35	256	90	2,863
# Moderate water use trees	0.5	Bubblers	0.85	0.59	1,672	1,034	32,749
#							
#							
#							
#							
#							
#							
#							
#							
#							
				Totals	**(A)** 106,451	**(B)** 43,821	43,821
Special Landscape Areas							
# Turf	[redacted]			1.0	7,388	7,388	234,067
#				1.0			
#				1.0			
#				1.0			
				Totals	**(C)** 7,388	**(D)** 7,388	234,067
						Estimated Total Water Use **(ETWU) Total**	1,622,401
						Maximum Water Allowance **(MAWA)**[e]	1,650,550
						Irrigation Efficiency **(IE) Average****	0.87

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.42 or below for residential and non-residential areas.
Provide Totals based on information calculated in Worksheet above.

Regular Landscape Areas		*Totals*
Total ETAF x Area	(B) =	43,821
Total Area	(A) =	106,451
Average ETAF	**(B) ÷ (A) =**	.41

All Landscape Areas		*Totals*
Total ETAF x Area	(B+D) =	51,209
Total Area	(A+C) =	113,839
Site wide ETAF	**(B+D) ÷ (A+C) =**	.45

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www.sandiegocounty.gov/pds/

VICINITY MAP

L-1

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REVISION 13:
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REVISION 11:
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REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
REVISION 1:

ORIGINAL DATE: 07-28-2025

SHEET ____ OF 10

NORTH 0' 80' 160' 240'

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6-Aug-26
NAME DATE

PRELIMINARY
NOT FOR CONSTRUCTION



PARK 'A' - ENLARGEMENT LEGEND

1. UNDERGROUND WATER TREATMENT CONTAINERS
2. TRASH AND RECYCLE BINS
3. PICNIC TABLE
4. TURF AREA
5. SIDEWALK
6. PLANTING AREA
7. REGIONAL TRAIL CONNECTION



PARK 'B' - ENLARGEMENT LEGEND

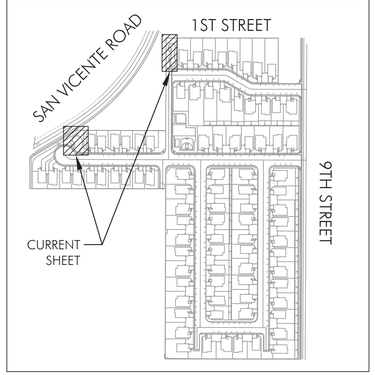
1. PICNIC AREA
2. BENCH SEATING
3. SIDEWALK
4. PLANTING AREA
5. TURF

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Babara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
	Muhlenbergia dubia	Pine Muhly	5 Gal	L	24" oc
	Salvia greggii	Autumn Sage	5 Gal	L	36" oc
	Rosmarius officinalis	Rosemary	5 Gal	L	36" oc
	Dietes bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavander	5 Gal	L	36 " oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/ SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Leucophyllum frutescens `Compacta`	Compact Texas Ranger	5 Gal	L	48" oc
	Laurus nobilis 'MonRik'	Little Ragu Sweet Bay	5 Gal	L	48" oc
	Rhamnus californica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Baccharis pilularis `Twin Peaks`	Twin Peaks Coyote Brush	1 Gal	L	48" oc
	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	1 Gal	L	48" oc
	Myoporum parvifolium	Creeping Myoporum	1 Gal	L	48" oc
	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
	Acacia redolens	Trailing Acacia	1 Gal	L	48" oc
	Carex divulsa	Berkeley Sedge	1 Gal	L	24" oc
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L	48" oc
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Ficus pumila	Creeping Fig	5 Gal	M	8' oc
TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			
	Cynodon dactylon	Common Bermuda	Sod	H	

NOTE: VINES TO BE INSTALLED AT BLOCK WALLS

INDEX MAP

NTS



L-2

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REVISION 2:
REVISION 1:
ORIGINAL DATE: 07-28-2025
SHEET _____ OF 10

RAMONA

PARK ENLARGEMENT PLANS

NORTH 0' 10' 20' 30'

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6-Aug-26
NAME DATE

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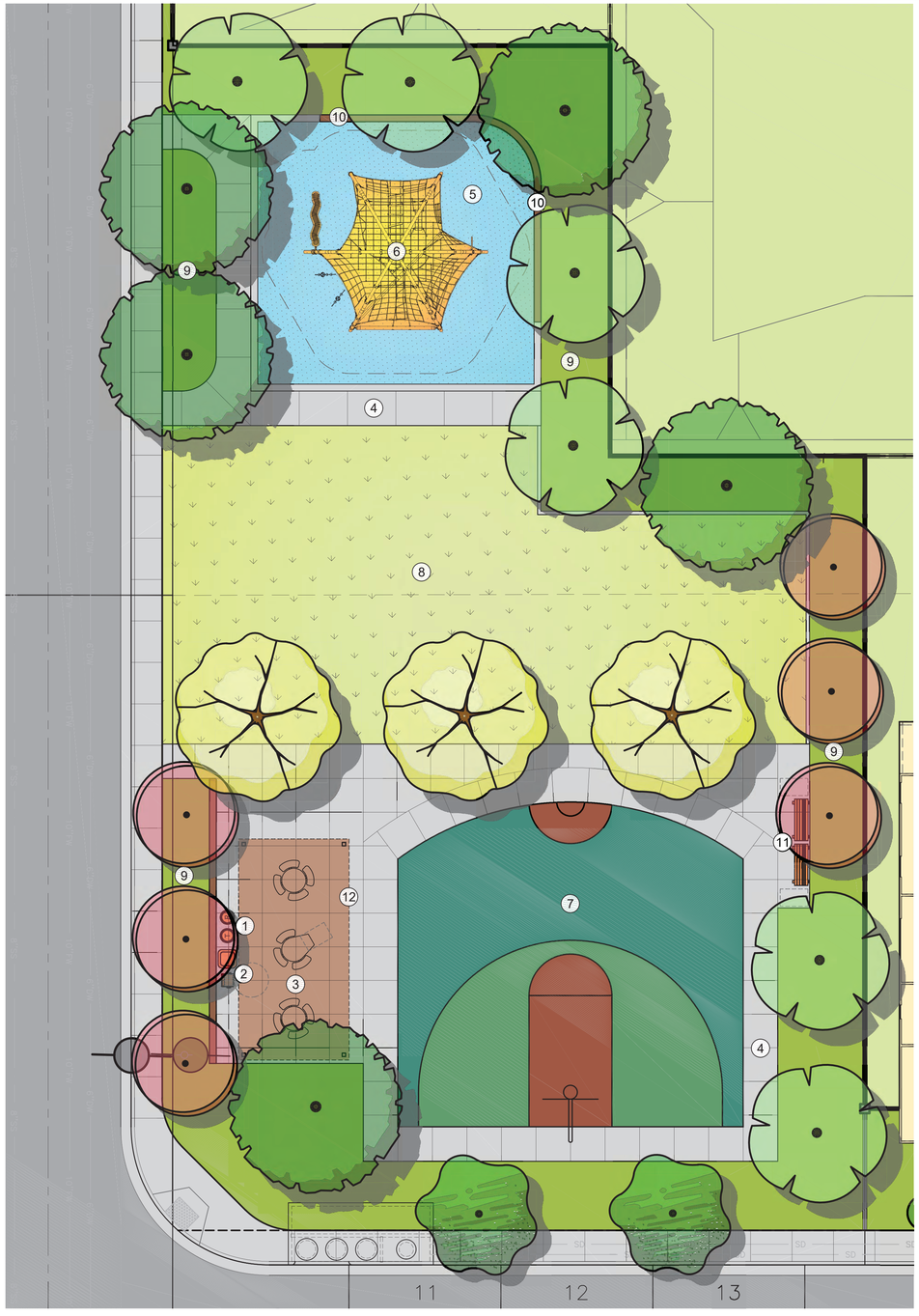




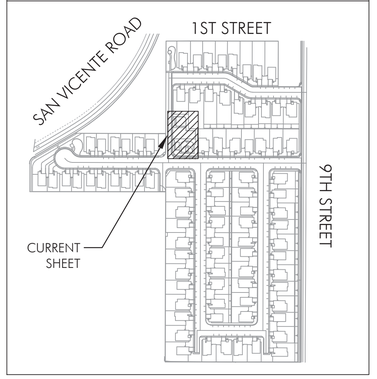


EXPLORER DOME
KOMPAN

PARK 'C' - ENLARGEMENT LEGEND

1. TRASH AND RECYCLE BINS
2. BARBECUE
3. PICNIC TABLES
4. SIDEWALK
5. PLAY SURFACE
6. PLAYGROUND
7. BASKETBALL COURT
8. TURF AREA
9. PLANTING AREA
10. SEAT WALL
11. BENCH SEATING
12. OVERHEAD STRUCTURE

INDEX MAP NTS



RAMONA
PRELIMINARY PLANTING PALETTES

L-3

REVISION 14:
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REVISION 10:
REVISION 9:
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REVISION 1:
ORIGINAL DATE: 07-28-2025
SHEET ____ OF 10

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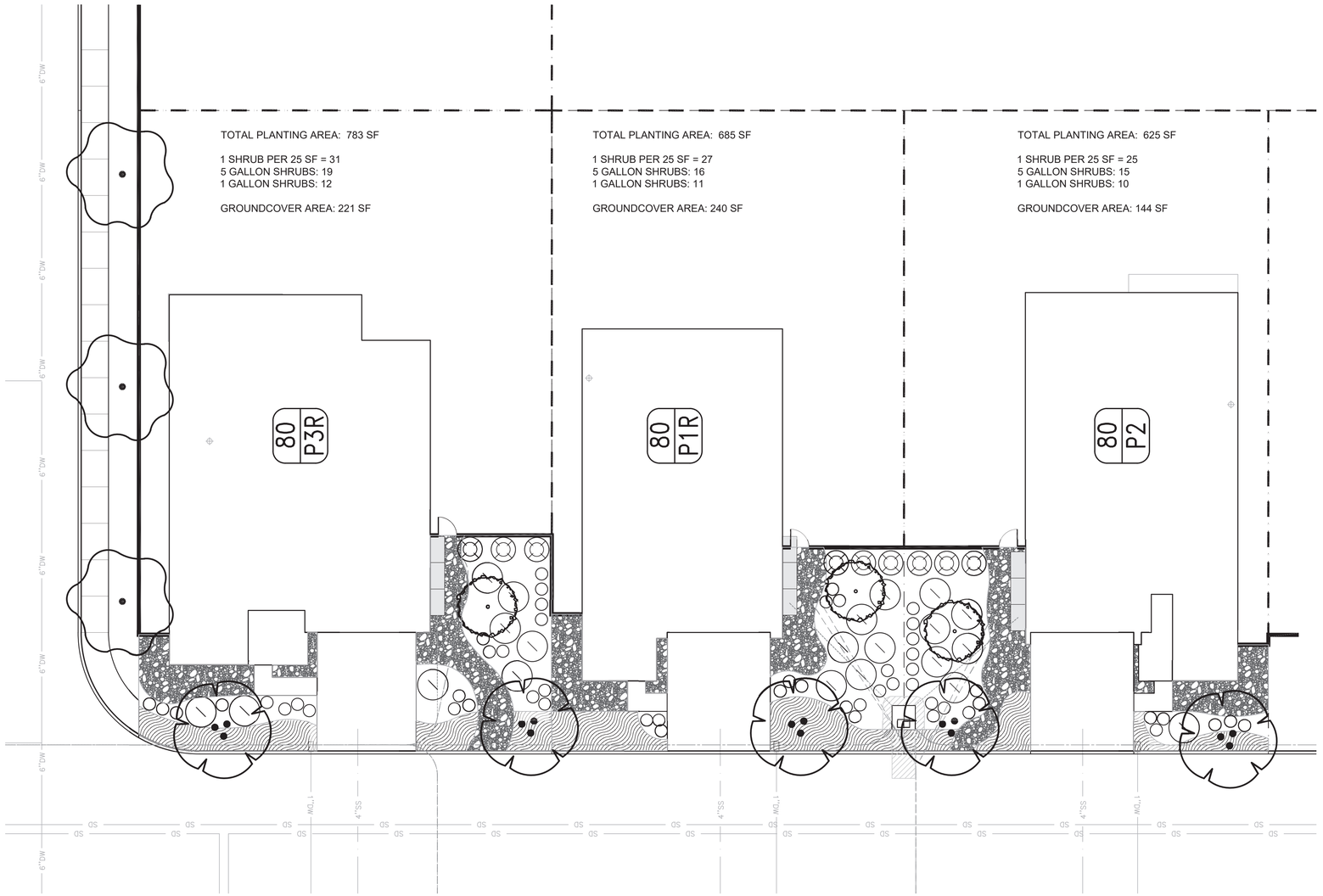
FRONT YARD SHRUB LEGEND					
	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
BACKGROUND SHRUBS					
	Spanish	Strelitzia reginae	Bird of Paradise	5 Gal @ 48" O.C.	M
	Tuscan	Ligustrum japonicum	Japanese Privet	5 Gal @ 48" O.C.	M
	Traditional	Rosa 'Iceberg'	White Shrub Rose	5 Gal @ 36" O.C.	M
FOREGROUND SHRUBS					
	Spanish	Lavandula x intermedia 'Provence'	Provence French Lavender	1 Gal @ 24" O.C.	L
	Tuscan	Anigozanthos flavidus 'Bush Blaze'	Bush Blaze Kangaroo Paw	1 Gal @ 24" O.C.	L
	Traditional	Hemerocallis sp.	Daylily	1 Gal @ 24" O.C.	L
MID GROUND LOW SPREADING SHRUB					
	Spanish	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 Gal @ 18" O.C.	L
	Tuscan	Santolina chamaecyparissus	Lavender-Cotton	5 Gal @ 18" O.C.	L
	Traditional	Cistus pulverulentus 'Sunset'	Magenta Rockrose	5 Gal @ 12" O.C.	L
GROUNDCOVERS					
	Spanish	Senecio mandraliscae	Blue Chalk Sticks	Flats @ 18" O.C.	L
	Tuscan	Rosmarinus officinalis prostratus	Creeping Rosemary	Flats @ 18" O.C.	L
	Traditional	Myoporum parviflorum 'Pink'	Pink Myoporum	Flats @ 18" O.C.	L



FRONT YARD TREE LEGEND					
	ELEVATION STYLE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
	Spanish	Rhus lancea	African Sumac	24" Box	L
	Tuscan	Melaleuca quinquinervia	Paperbark Tree	24" Box	M
	Traditional	Lagerstroemia i. 'Natchez'	White Crape Myrtle	24" Box	M

NOTE:
STREET TREE SPECIES PER SHEET L-1

0' 10' 20' 30'

RAMONA
TYPICAL FRONT YARD PLAN

L-4

REVISION 14:
REVISION 13:
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REVISION 11:
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REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3
REVISION 2:
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WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03	6'-0" TALL INTERIOR VINYL FENCE
W-04	6'-0" TALL TUBE STEEL FENCE
W-05	3'-0" WIDE VINYL GATE
W-06	4'-0" TALL 3-RAIL VINYL FENCE
W-07	3'-0" TALL EMERGENCY VEHICLE ACCESS GATE
W-08	RETAINING WALL PER CIVIL

WALL AND FENCE ELEVATIONS



WALL: W-01
PILASTER: W-02
6'-0" TALL SPLIT-FACE BLOCK WALL
W/ PRECISION BLOCK CAP



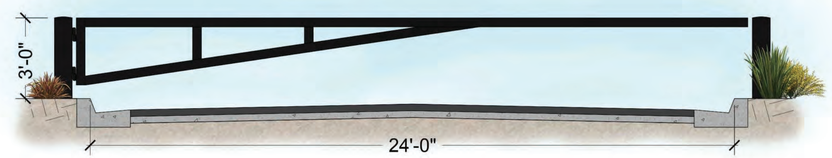
FENCE: W-03
GATE: W-05
6'-0" TALL INTERIOR VINYL FENCE
W/ 3'-0" WIDE VINYL GATE, COLOR TAN



FENCE: W-04
6'-0" TALL TUBULAR STEEL FENCE



FENCE: W-06
4'-0" TALL 3-RAIL VINYL FENCE



GATE: W-07
3'-0" TALL ELECTRONIC EMERGENCY VEHICULAR ACCESS GATE
- KNOX FIRE DEPARTMENT KEY SWITCH TO ALLOW EMERGENCY MANUAL OVERRIDE BY RESPONDING PERSONNEL.
- OPTICOM EMERGENCY VEHICLE PREEMPTION SENSOR COMPATIBLE WITH FIRE DEPARTMENT EQUIPMENT.
- BATTERY BACKUP POWER SUPPLY WITH FAIL-OPEN FUNCTIONALITY TO ENSURE THE GATE AUTOMATICALLY OPENS UPON LOSS OF PRIMARY POWER.
- MAGNETIC LOOP DETECTION SYSTEM TO ALLOW VEHICLE EGRESS WITHOUT THE USE OF KEYS, CODES, OR REMOTE DEVICES.

NOTE: ALL WALLS, BENCHES, LIGHT POLES, SIGNS ETC. TO RECEIVE GRAFFITI-RESISTANT PAINT OR ANTI-GRAFFITI COATINGS.

NORTH 0' 80' 160' 240'

RAMONA
CONCEPTUAL WALL AND FENCE PLAN

L-5

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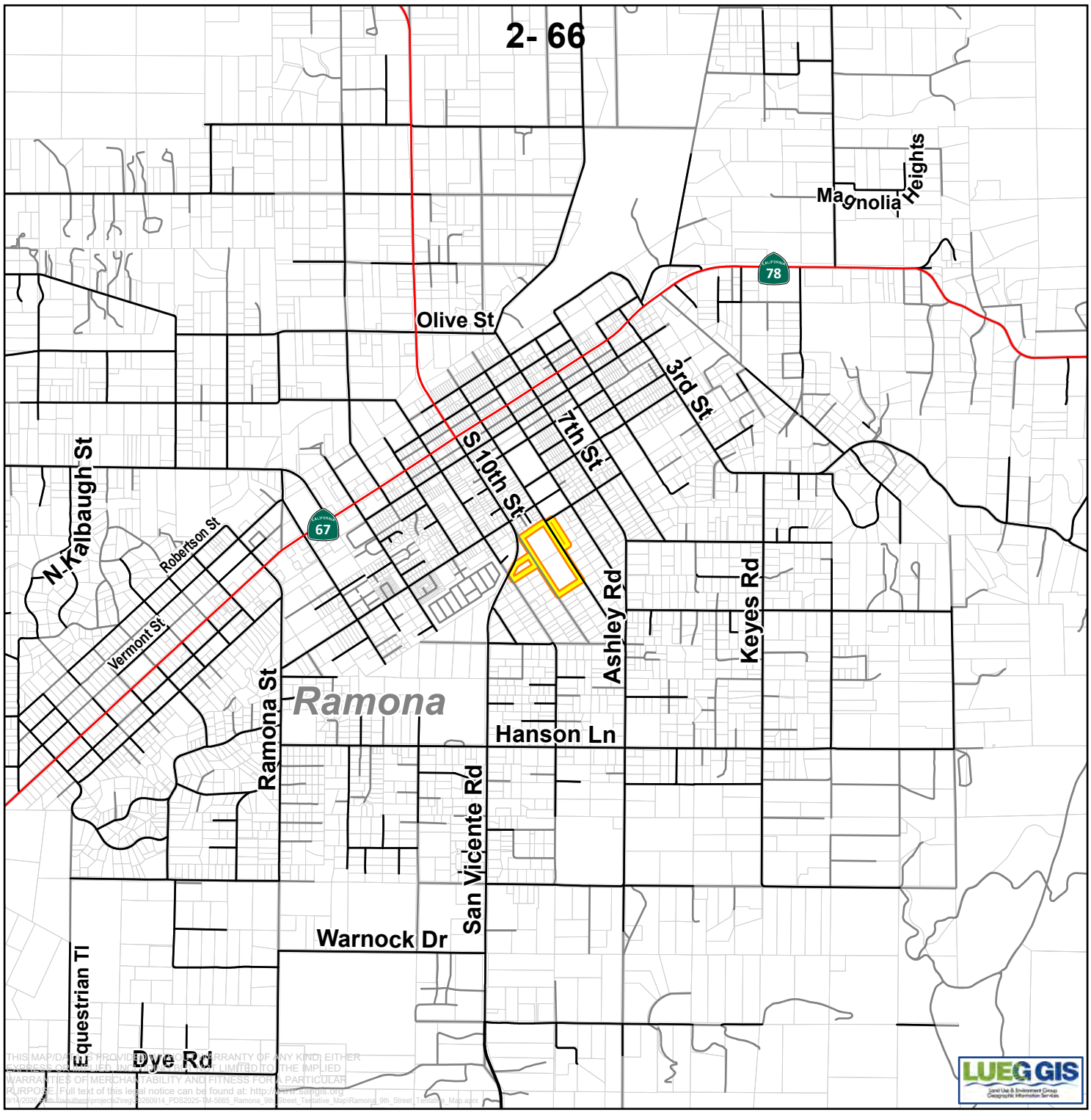


Ramona 9th Street Tentative Map

PDS2025-TM-5665

Vicinity

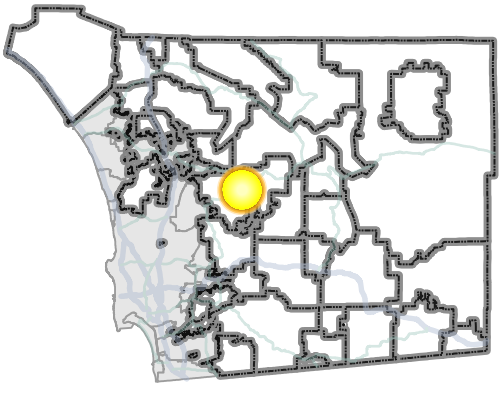
Ramona
Community Plan Area

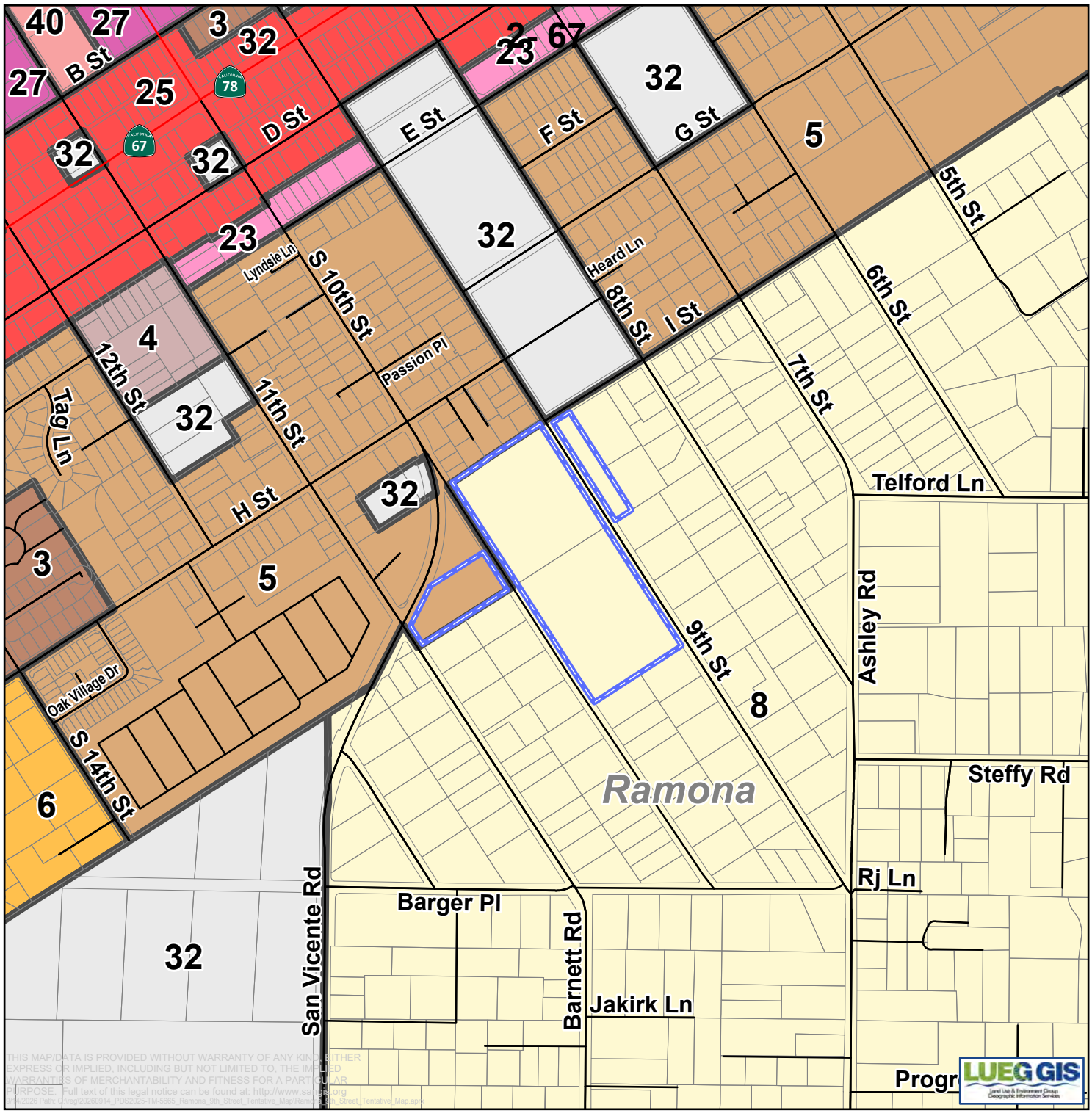
Roads
Site
Parcels
CPA

N

0 0.2 0.4
Miles

1:32,500





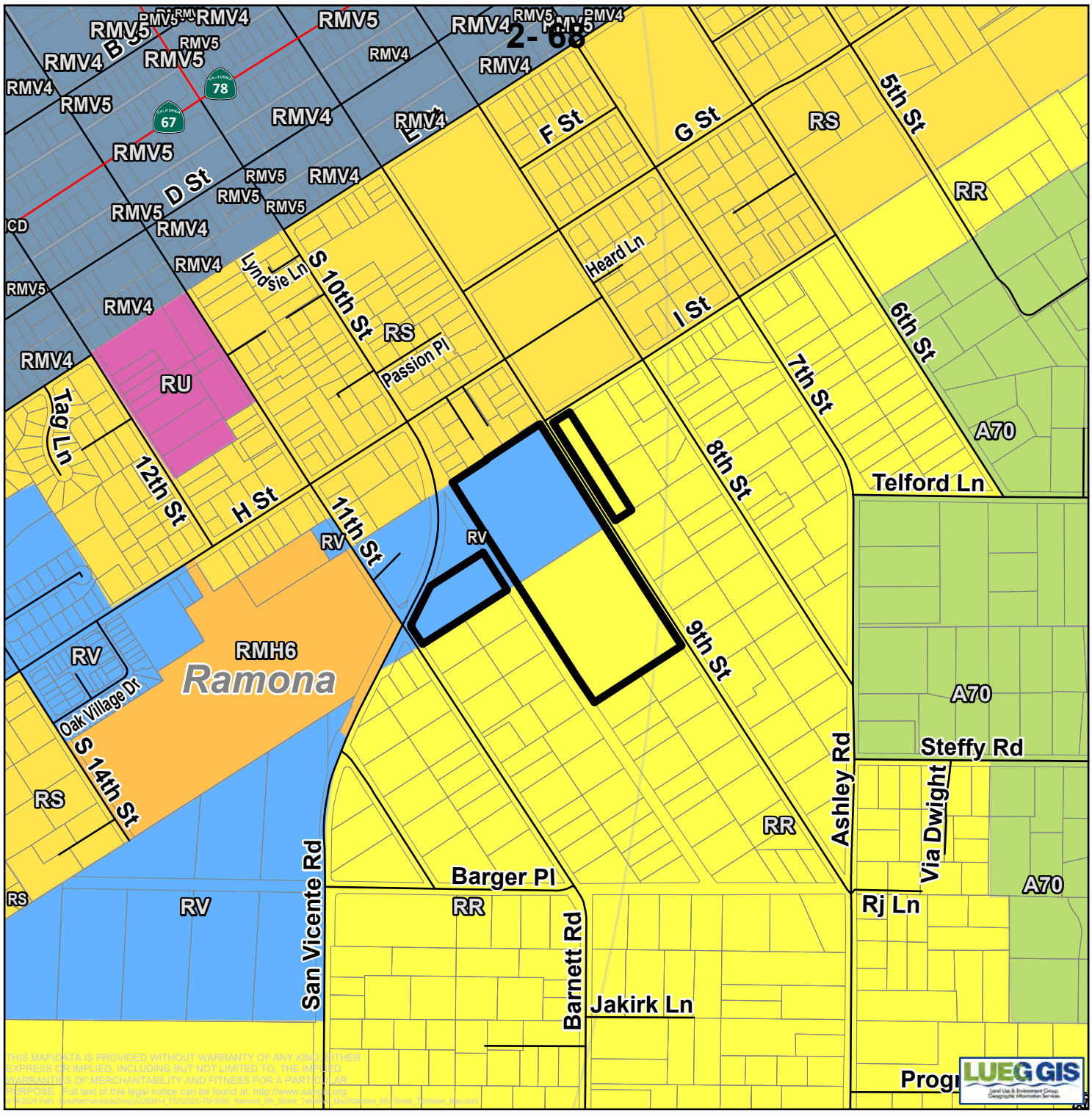
Ramona 9th Street Tentative Map
PDS2025-TM-5665

General Plan
Ramona
Community Plan Area

- Roads
- Site
- Parcels
- CPA

General Plan
- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (23) Office Professional
- (25) General Commercial
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities
- (40) Village Residential (VR-20)

N 0 295 590
Feet



Ramona 9th Street
Tentative Map
PDS2025-TM-5665

Zoning

Ramona
Community Plan Area

- Roads
- Site
- Parcels
- CPA

Zoning

- (A) Agriculture
- (RMV) Ramona Village
- (RS) Residential - Single
- (RU) Residential - Urban
- (RMH) Residential Mobile Home
- (RV) Residential - Variable
- (RR) Rural Residential

N 0 295 590
Feet



Ramona 9th Street Tentative Map

PDS2025-TM-5665

Aerial

Ramona
Community Plan Area

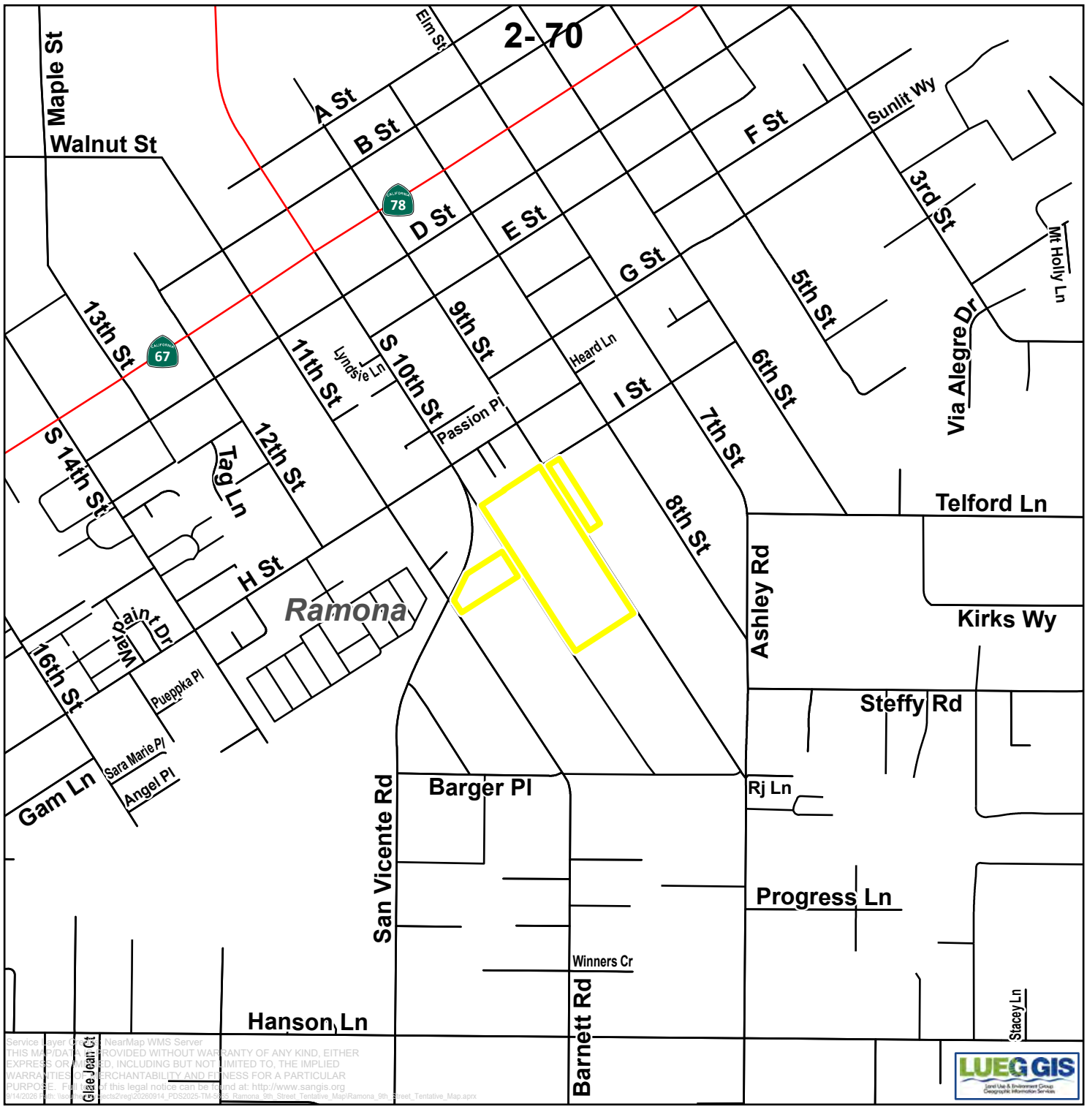
Roads
Site
CPA



N

0 120 240

Feet

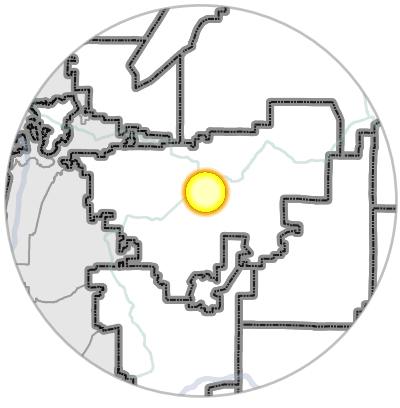


Ramona 9th Street
Tentative Map
PDS2025-TM-5665

Aerial

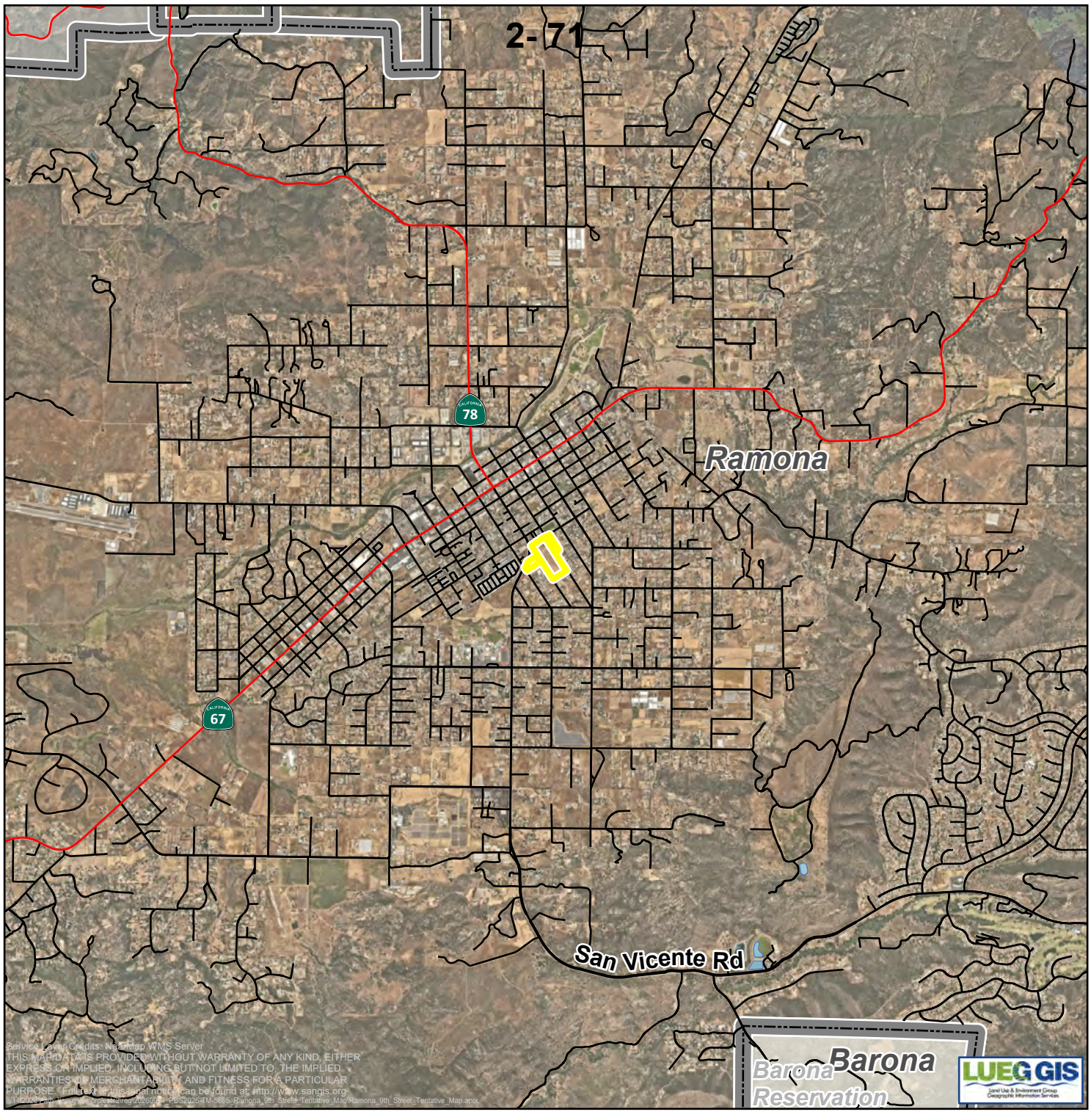
Ramona
Community Plan Area

Roads
Site
CPA



N

0 500 1,000
Feet



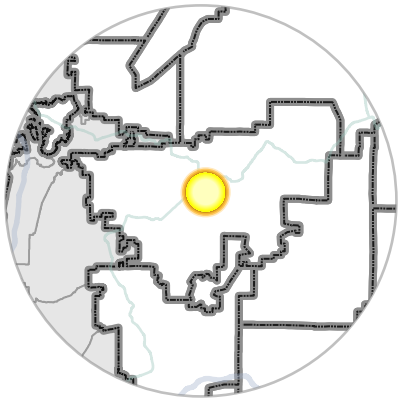
Ramona 9th Street Tentative Map

PDS2025-TM-5665

Aerial

Ramona Community Plan Area

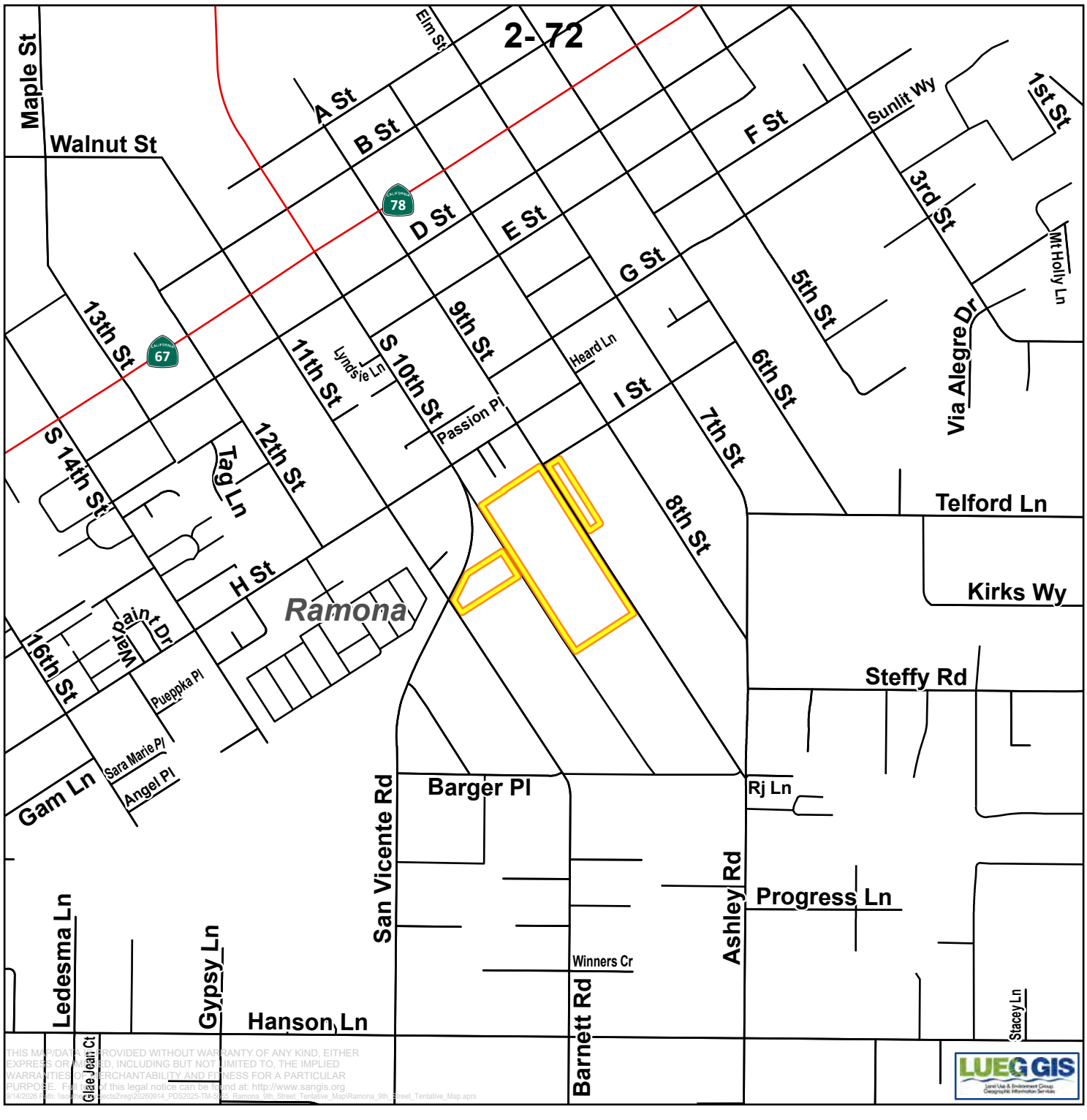
- Roads
- Site
- Tribal Lands
- Incorporated
- CPA



N

0 0.5 1

Miles



THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Full text of this legal notice can be found at: http://www.sangis.org
2/14/2026 P:\pds\Projects2\reg\20260914_PDS2025-TM-5665_Ramona_9th_Street_Tentative_Map\Ramona_9th_Street_Tentative_Map.aprx

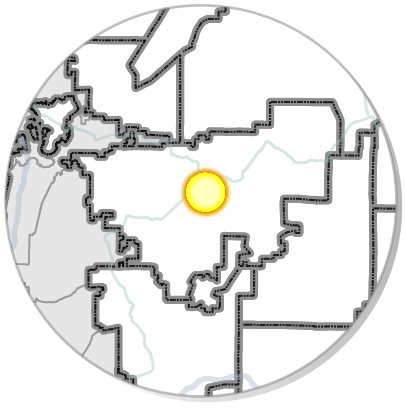
Ramona 9th Street Tentative Map

PDS2025-TM-5665

Site Location

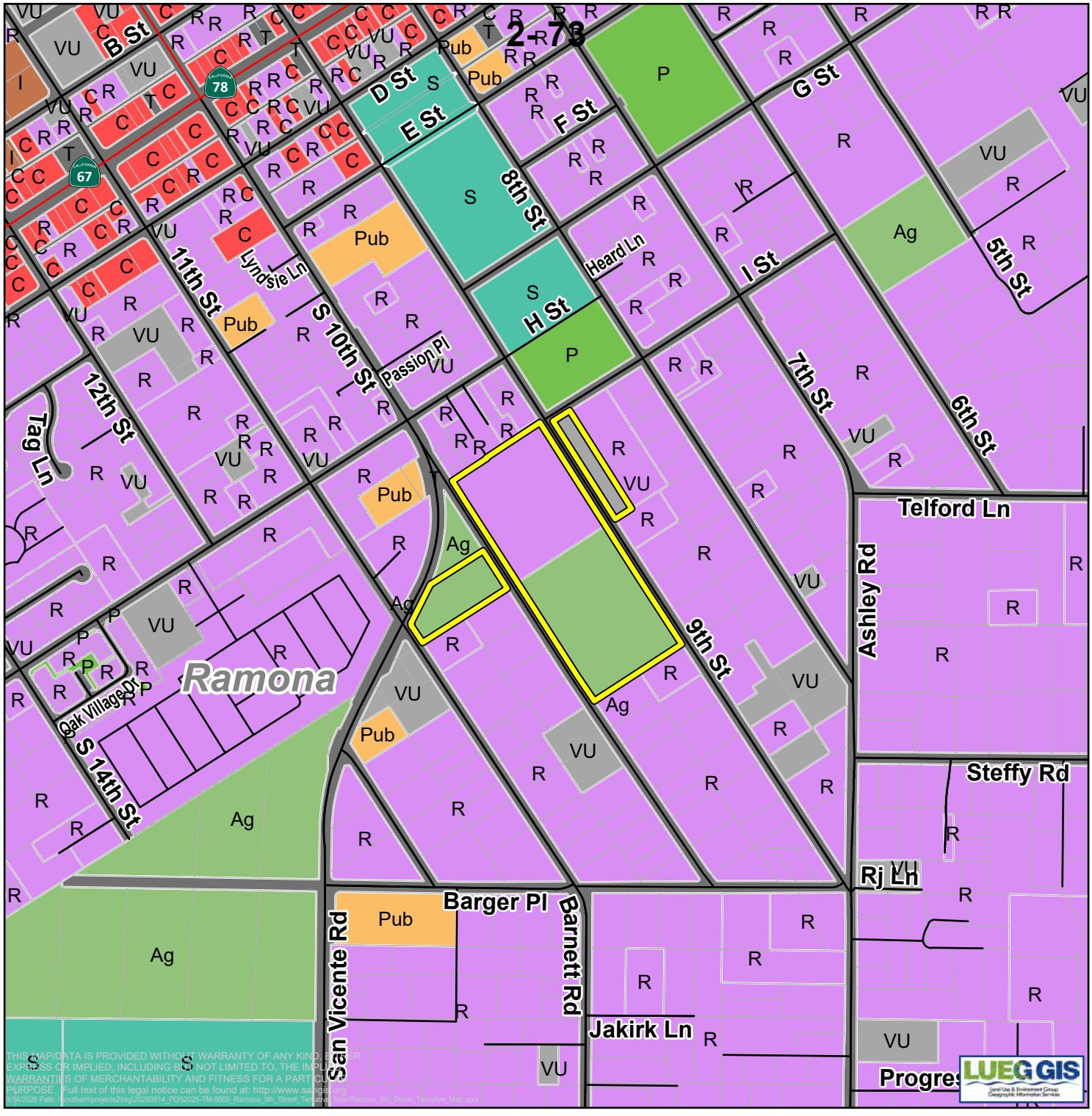
Ramona
Community Plan Area

Roads
Site
CPA



N

0 500 1,000
Feet



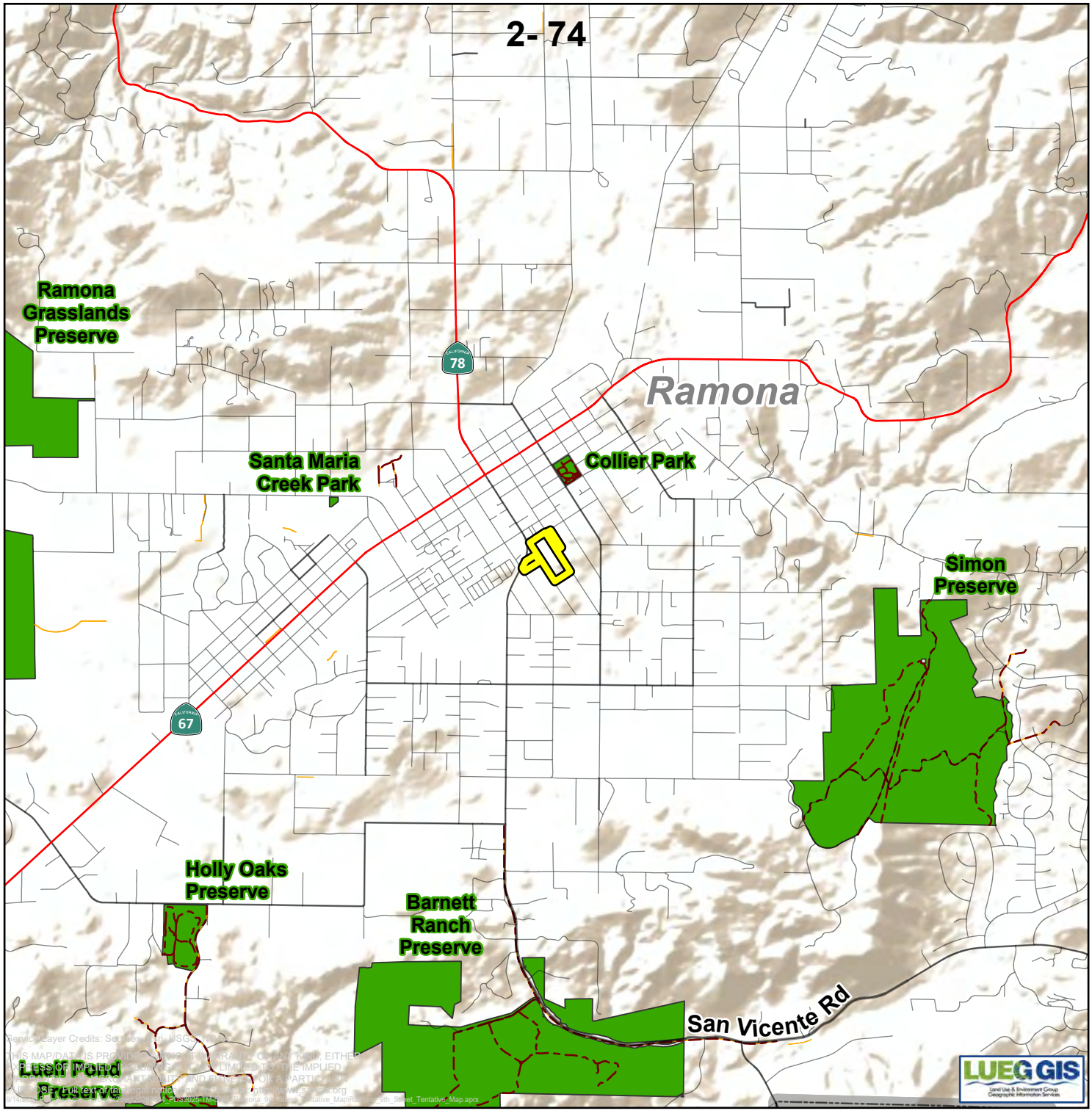
Ramona 9th Street Tentative Map
PDS2025-TM-5665

Land Use
Ramona
Community Plan Area

Roads
Site
Parcels
CPA

Land Use
Agriculture
Commercial
Industrial
Parks and Recreation
Public/Semi-Public Services
Residential
Schools
Transportation
Vacant and Undeveloped Land

N
0 295 590
Feet



Ramona 9th Street Tentative Map
PDS2025-TM-5665

Parks and Trails

Ramona
Community Plan Area

- Roads
- Site
- Tribal Lands
- CPA

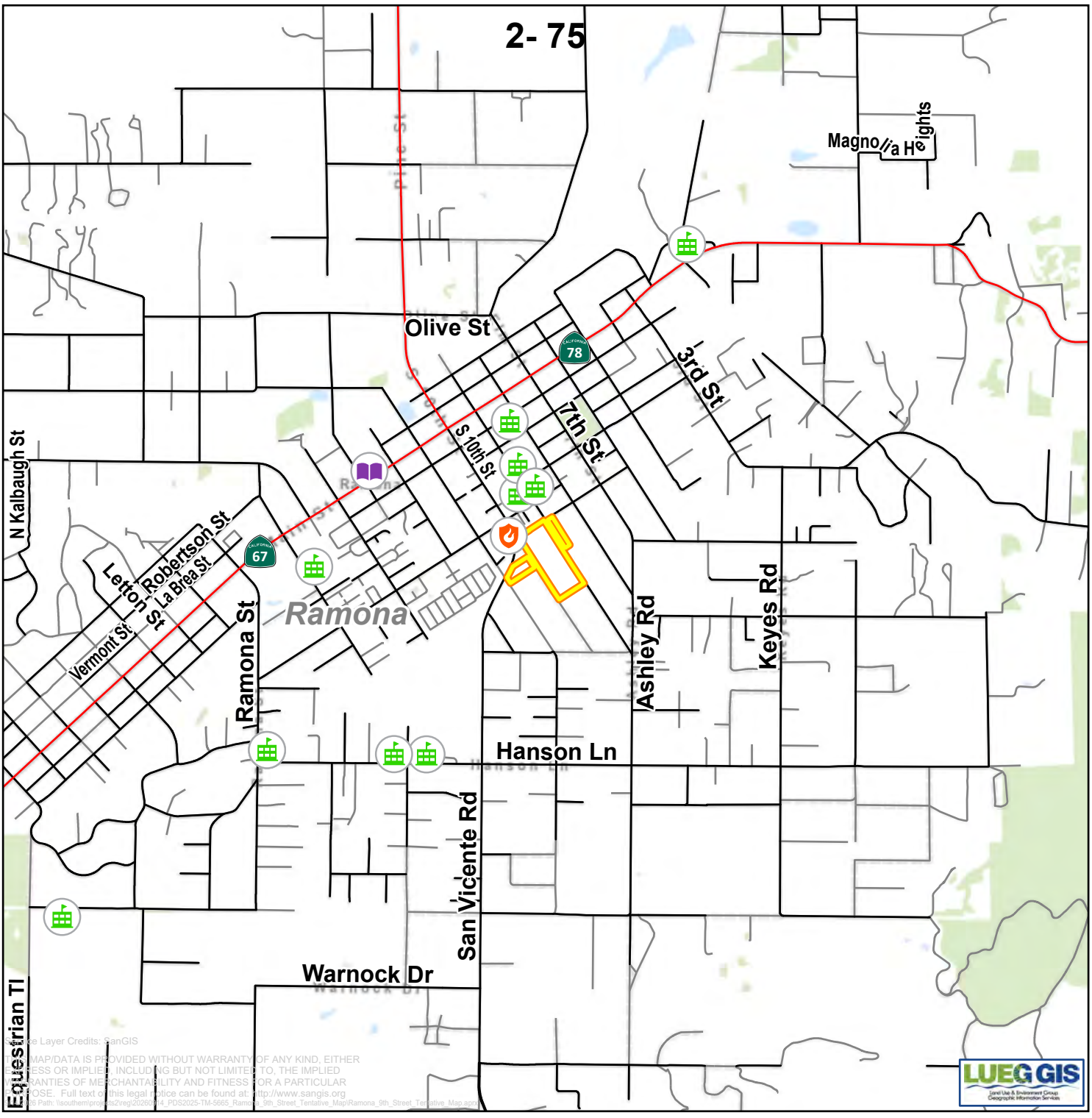
Parks and Trails

- Trail
- Trail Easement

Park Ownership

- County Park

N 0 0.33 0.65
Miles



Ramona 9th Street
Tentative Map
PDS2025-TM-5665

Facilities

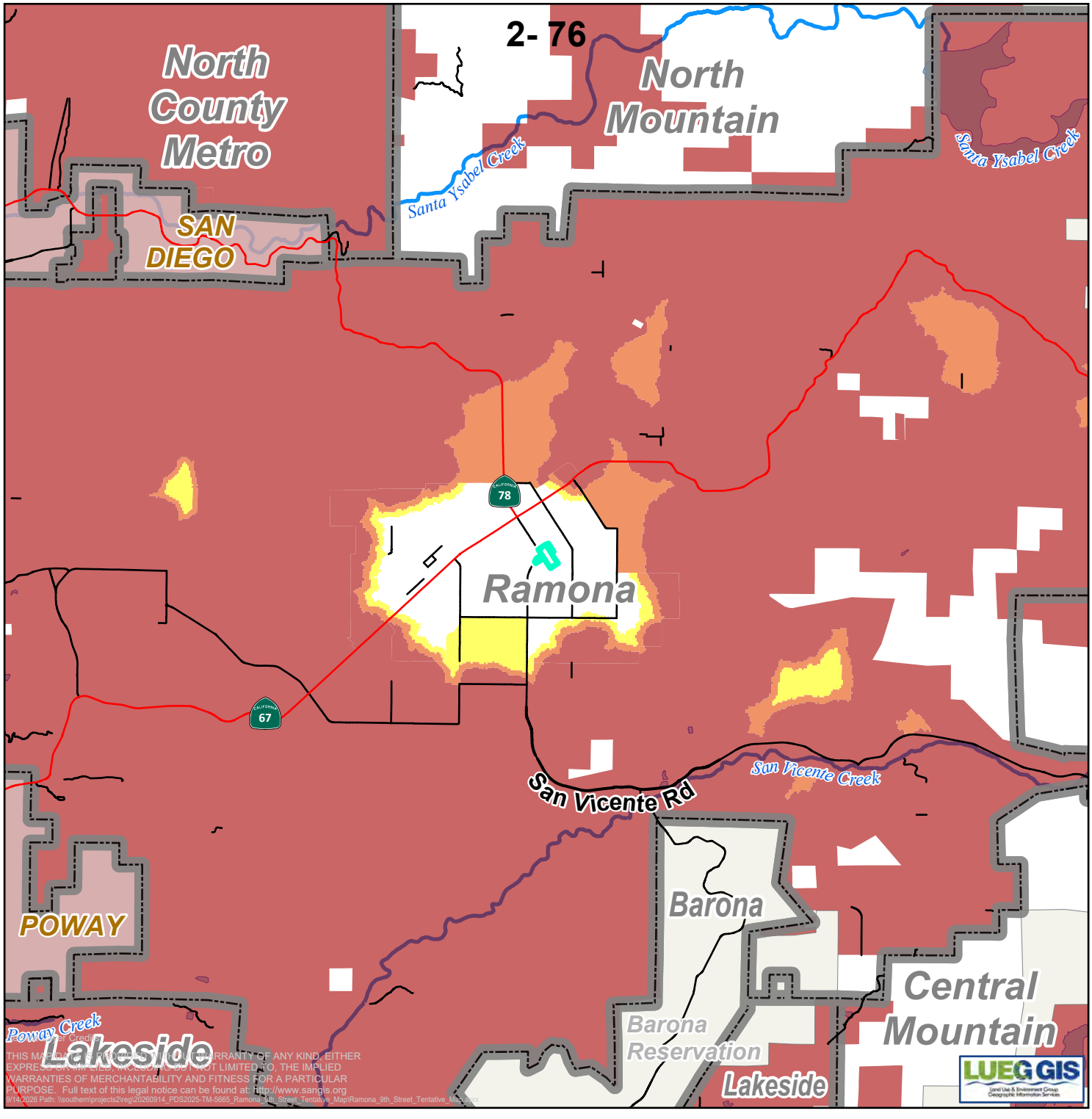
Ramona
Community Plan Area

- Roads
- Site
- CPA

Facilities

- School
- Library
- Fire Station

N 0 0.17 0.35
Miles



Ramona 9th Street Tentative Map
PDS2025-TM-5665

Fire Severity

Ramona Community Plan Area

- Roads
- Site
- Tribal Lands
- Incorporated
- CPA

Fire Hazard Zones

- Very High
- High
- Moderate

N 0 0.65 1.3 Miles

Attachment B – Form of Decision Approving PDS2026-STP-26-006

PLANNING & DEVELOPMENT SERVICES

VINCE NICOLETTI
DIRECTOR

5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

December 4, 2026

PERMITEE:	REGENT LAND CO, LP C/O WARMINGTON
SITE PLAN NO.:	PDS2026-STP-26-006
E.R. NUMBER:	PDS2025-ER-25-09-003
PROPERTY:	915 9TH STREET IN THE RAMONA COMMUNITY PLAN AREA, WITHIN UNINCORPORATED SAN DIEGO COUNTY
APN(S):	284-202-21-00, 284-203-08-00, 284-205-01-00, & 284-244-01-00

FORM OF DECISION

This Site Plan for a residential subdivision project consisting of 24 sheet(s) including plot plans, elevations and a Conceptual Landscape Plan dated October 16, 2026. This permit authorizes the construction and use of 88 residential units on a 19.65 acre site that is largely vacant, except for a barn to be removed, and a single family residence which will remain. The Project also requires a Tentative Map, Density Bonus, and Roadway Vacation. The site is located at 915 9th Street in the Ramona Community Planning Area within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village and Land Use Designations Village Residential 2 (VR-2) and Village Residential 7.3 (VR-7.3). Zoning for the site is a mix of Rural Residential (RR) and Variable Family Residential (RV). The Project will be accessed by private internal streets connecting to 9th Street, with a portion of 10th Street vacated and restricted to gated emergency only access. Sewer and water service will be provided by the Ramona Municipal Water District. The project will include required roadway frontage improvements and grading activities. Key design measures include preserving the existing residence, providing on site water quality facilities, added open space, and implementing stormwater and erosion control practices. The Project area has been previously graded for wildfire control purposes and is currently undeveloped. Earthwork would consist of approximately 176,831 cubic yards of cut, 60,900 cubic yards of fill, and 115,931 cubic yards of export material. The proposed project is consistent with Sections 2100, 2180, 5750, 5900, and 7150 of the Zoning Ordinance.

This Site Plan has been reviewed and approved only for the “B” Designator requirements for community design review pursuant to the Ramona Design Review Guidelines.

SITE PLAN EXPIRATION: This Site Plan expires on December 4, 2028 (two years from the date of approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration). If construction or use of the property in reliance on a Site Plan approval has not commenced within the two year period, said period may be extended by the Director of Planning & Development Services at any time prior to the original

expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. **GEN#1–COST RECOVERY**
INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, except for a demolition and well removal permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. **GEN#2–RECORDATION OF DECISION**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT: T**he applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. **ROADS#1–DEBRIS MANAGEMENT PLAN (DMP)**
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:

- The type of project.
- The total cubic yardage for the project.
- The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
- The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
- The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
- The name of the facility (or facilities) which debris will be exported to.

b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner’s direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations, a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html . **TIMING:** Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMP documents for the project. The [*DPW, CO*], shall forward the approval of the DMP to [*PDS, LDR*] for compliance with this condition.

4. **GHG#1–CLIMATE ACTION PLAN CHECKLIST**

INTENT: In order to comply with the 2024 Climate Action Plan Consistency Checklist. **DESCRIPTION OF REQUIREMENT:** The Project shall comply with the following measures detailed on the Climate Action Plan Consistency Checklist prepared for the project:

a. Requirement 3: Increase Active Transportation (Incorporate County's Active Transportation Plan improvements)

b. Requirement 5: Electrify Buildings and Appliances (California Green Building Code references)

c. Requirement 6: Increase Renewable Energy (California Green Building Code references)

d. Requirement 7: Increase Water Efficiency (California Green Building Code references and landscaping water requirements)

e. Requirement 9: Increase Tree Planting (Minimum of two trees per dwelling unit requirement**)**

DOCUMENTATION: The applicant shall comply with the requirements of this condition as detailed on any applicable building plan or landscape plan. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these measures shall be implemented on the building plans and landscape plans. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with these conditions. The [PDS, BPPR] shall verify that the Building Plans comply with the remaining conditions.

5. **PARKS#1–PARK LAND DEDICATION ORDINANCE (PLDO) FEE**

INTENT: As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. **DESCRIPTION OF REQUIREMENT:** The TM-5665 Project residential subdivision comprised of 88 dwelling units are subject to the Park Land

Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. **DOCUMENTATION:** This condition shall be noted/placed on the final map. **TIMING:** PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. **MONITORING:** The *[PDS, BD]* shall calculate the fee and provide a receipt of payment for the applicant and *[PDS, PCC]* shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

6. **ACCESS#1 – PUBLIC ACCESS – ESTABLISHMENT OF FUNDING MECHANISM**
INTENT: A funding mechanism shall be established to the satisfaction of the Director of PDS to ensure the ongoing operation, maintenance, repair, and replacement of the public access easement and pedestrian walkway connecting 9th Street to San Vicente Road. **DESCRIPTION OF REQUIREMENT:** Establish a funding mechanism, such as a Homeowners Association (HOA) assessment program or other mechanism approved by PDS, to fully fund the ongoing operation, maintenance, repair, and replacement of the public access easement and pedestrian walkway connecting 9th Street and San Vicente Road. The funding mechanism shall identify the HOA as the entity responsible for maintaining the public access easement and associated improvements in a safe, clean, and accessible condition for public use. **DOCUMENTATION:** The applicant shall provide documentation, satisfactory to PDS, demonstrating that the HOA is responsible for the ongoing maintenance, repair, and replacement of the public access easement and pedestrian walkway connecting 9th Street to San Vicente Road and that a funding mechanism has been established to support these obligations. **TIMING:** Prior to recordation of the Final Map, and maintained thereafter for the life of the project. **MONITORING:** The *[PDS, PP]* shall review the documentation for conformance with this condition.

7. **PLN#1–AFFORDABLE HOUSING AGREEMENT**
INTENT: In order to comply with the Density Bonus Application and comply with Section 7430 through 7445 of Zoning Ordinance for an Affordable Housing Agreement. **DESCRIPTION OF REQUIREMENT:** The applicant shall execute an Affordable Housing Agreement with the County of San Diego Department of Housing and Community Development Services upon coordination with PDS. The building plans submitted during the building permit process shall include references to the locations of Affordable Housing units as well as details for the timing of construction of units consistent with the Affordable Housing Agreement. Any applicable Density Bonus Permit and Affordable Housing Agreement shall be recorded against the property to the satisfaction of the Director of PDS. (*Note: The project currently includes 8 "Very Low" & 3 "Moderate" income units.)* **DOCUMENTATION:** The applicant shall coordinate with the Department of Housing and Community Development Services and PDS to execute an Affordable Housing Agreement in accordance with the Density Bonus Permit. **TIMING:** Prior to Final Map approval, the Affordable Housing Agreement and requirements shall be executed upon coordination with PDS and the County of San Diego Department of Housing and Community Development Services. **MONITORING:** The PDS Zoning Counter and *[PDS, LDR]* shall review the evidence to verify compliance with this condition upon coordination

with the County of San Diego Department of Housing and Community Development Services.

8. **LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE**
INTENT: In order to provide adequate Landscaping that complies with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, and the Ramona Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Parking areas shall be landscaped and designed, where applicable, pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable

review fees. **TIMING:** Prior to the approval of the map, and prior to the approval of any plan and issuance of any permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The *[PDS, LA]* and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

9. **ROADS#2–DEBRIS MANAGEMENT REPORT (DMR)**
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

a. Project name.

b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.

c. Provide copies of receipts for export facilities, haulers, or materials reused on site.

d. Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.
TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMR documents for the project. The [*DPW, CO*], shall forward the approval of the DMR to [*DPW, PDCI*] and [*PDS, Building PCC*] for compliance with this condition.

OCCUPANCY: (*Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

10. **PLN#2–AFFORDABLE HOUSING VERIFICATION**
INTENT: In order to promote orderly development and implement the Affordable Housing measures and Affordable Housing Agreement associated with the project. In order to ensure that the Affordable Housing units are constructed in a timely manner. **DESCRIPTION OF REQUIREMENT:** Prior to occupancy of the first structure associated with the project including the Tentative Map and Density Bonus Permit, all requirements related to occupancy for the Affordable Housing Agreement with Housing and Community

Development Services shall be implemented. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use of the premises in reliance of this permit. Prior to occupancy of subsequent structures built in association with this permit and consistent with the timing of construction of an Affordable Housing Agreement. **MONITORING:** The [*PDS, LDR*] shall review the documents for compliance with this condition.

11. **FIRE#1– FIRE REQUIREMENTS**
INTENT: The map shall comply with the fire requirements from the Final Fire Protection Plan for the 915 9th Street Residential Project and complete the requirements of the Fire Protection Plan, pursuant to the 2023 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** To minimize the potential exposure of the project area to fire hazards, all features of the Final Fire Protection Plan for the 915 9th Street Residential Project shall be implemented in conjunction with development of the Project. **DOCUMENTATION:** The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be satisfied/implemented. **MONITORING:** The [PDS, PPD] and County of San Diego Fire Authority (SDCFA) shall verify that the mitigation measures have been completed pursuant to the approved building plans and the fire protection plan.

12. **CULT#3 - CULTURAL RESOURCES MONITORING REPORT**
INTENT: In order to ensure that the Archaeological and Tribal Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all Native American cultural materials in order of preference have been conveyed as follows:

1. Evidence that all precontact materials collected during the archaeological monitoring program have been reburied.

Or

Evidence that all precontact materials collected during the archaeological and tribal monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Evidence that all historic cultural materials have been conveyed as follows:

Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and

associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Monitoring Report must be submitted stating that the grading monitoring activities have been completed and that no resources were identified. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

13. **NOISE#1– (MM-N-1) NOISE REQUIREMENT - On-site Noise Barriers [PDS]**
INTENT: In order to comply with the County of San Diego General Plan, Noise Element as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design for Lots 49 through 64. **DESCRIPTION OF REQUIREMENT:**

- Exterior noise levels at Lots 49 through 64 require the construction of on-site noise barriers. Six-foot noise barriers shall be constructed as identified on Exhibit G of the Noise Impact Study, Proposed Wall Construction. The sound attenuation wall must be solid and free of cracks or holes. It can be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, as long as there are no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked.

DOCUMENTATION: The applicant shall place the noise control barriers on the building plans, as necessary, and submit the plans to PDS for review and approval. **TIMING:** Prior to issuance of any building permit, the noise control barriers shall be incorporated into the building plans. **MONITORING:** The PDS shall verify that the noise control barrier(s) has been placed on all sets of the building plans and made conditions of its issuance.

ONGOING: *(The following conditions shall apply during the term of this permit).*

14. **ACCESS#2 – PUBLIC ACCESS EASEMENT MAINTENANCE**
INTENT: To ensure permanent maintenance responsibility of the publicly accessible pedestrian access easement between 9th Street and San Vicente Road through the project site. **DESCRIPTION OF REQUIREMENT:** The Homeowners Association (HOA) shall be responsible for the operation, maintenance, repair, and replacement of the easement area and associated improvements for the duration of the project. **DOCUMENTATION:** The applicant shall provide documentation, satisfactory to PDS,

demonstrating that the Homeowners Association (HOA) is the entity responsible for the operation, maintenance, repair, and replacement of the easement area and associated improvements for the duration of this permit. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance**.**

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall comply with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented

beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link: https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and the BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of the County Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201–77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

NOTICE – THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

SITE PLAN FINDINGS

a. That the proposed development is consistent with the County of San Diego Zoning Ordinance and applicable land use plans, including the General Plan and the Ramona Community Plan.

The subject properties are located within both a Variable Residential (RV) and Rural Residential (RR) Zone, which permits a range of residential uses, including single family residential development. The project complies with applicable zoning regulations, including use, density, and development standards. The site is designated Village Residential 2 (VR-2) and Village Residential 7.3 (VR-7.3) under the General Plan, which allows residential development at densities up to 2 and 7.3 dwelling units per acre. With the incorporation of the associated Density Bonus, the proposed single family residential development is consistent with these Zoning and General Plan designations in terms of permitted use, density, and intensity.

The project has been reviewed for consistency with the Ramona Community Plan and aligns with the Community Plan's goals and policies supporting residential development that is compatible with existing neighborhoods and reinforces the existing land use pattern for the area.

b. That the proposed development is compatible with surrounding land uses.

The proposed development is compatible with surrounding land uses because it consists of residential uses within an area designated and zoned for residential development. The project will construct 88 residential units on a 19.65-acre site within an established neighborhood in the Ramona Community Planning Area, where surrounding properties are developed with a mix of single-family and residential uses. The project's scale, two-story building design, internal circulation system, park areas, roadway improvements, and preservation of the existing residence are compatible with the character of the surrounding community and are consistent with the applicable General Plan land use designations and zoning regulations.

c. That the site plan is appropriate for the property and is designed to provide a functional and efficient development layout.

The site plan is appropriate for the property and is designed to provide a functional and efficient development layout. The project arranges 88 residential units on a 19.65-acre site, with development concentrated on approximately 18.31 acres while preserving the remaining area to remain vacant and accommodating the existing residence. The site design responds to the property's size, configuration, and physical constraints by providing functional internal circulation through private streets connecting to 9th Street, adequate access for residents and emergency services, required parking and utility infrastructure, stormwater management facilities, and coordinated roadway improvements, resulting in an efficient and well-organized residential development consistent with the site's General Plan land use designations and zoning.

d. That the proposed development will not adversely affect the public health, safety, or general welfare.

The project will be served by existing public facilities and services, including water and sewer infrastructure, and will not require the extension of major infrastructure. The development has been reviewed for compliance with applicable regulations related to access, fire protection, and environmental considerations. As a residential project located within an area planned for residential development, the project promotes orderly growth and will not result in significant adverse impacts to surrounding properties or the community.

.....

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (**5**) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Planning Commission in accordance with Section 7166 of

the County Zoning Ordinance. An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

PLANNING & DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

BY:

AJ Aziz, Group Program Manager
Project Planning Division

cc: Matthew Esquivel, Warmington, Project Applicant
Kimberly Kantrud, Atlantis Group, Project Contact
Theodore Shaw, Atlantis Group, Project Contact

email cc:
John Gibson, Project Engineer, Land Development, PDS
Aidan Pulley, Project Manager, Project Planning, PDS
Jacklin Mikhail, LD Manager, PDS

Attachment C – Form of Decision Approving PDS2025-DB-25-005

VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General ▪ (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

December 4, 2026

Regent Land Co, LP c/o Warmington
3090 Pullman Street,
Costa Mesa, CA, 92626

915 9th STREET SUBDIVISION APPLICATION AMENDMENT FORM
RECORD ID: PDS2025-TM-5665, PDS2026-STP-26-006, PDS2025-DB-25-005
ENVIRONMENTAL LOG NO.: PDS2025-ER-25-09-003
PROJECT ADDRESS: 915 9th Street, Ramona, CA 92065
APN: 284-202-21-00, 284-203-08-00, 284-205-01-00, & 284-244-01-00

Dear Mr. Esquivel,

Planning & Development Services (PDS) has reviewed your application for compliance with the Density Bonus Program pursuant to Government Code Section 65915 et seq. and Section 6350 through 6399 of the Zoning Ordinance. PDS has determined the project is eligible for the requested density bonus and incentives/waivers as noted below.

NOTE: The project was reviewed for compliance with the Density Bonus Program only. Additional project comments and corrections will be issued during the grading and building permit reviews.

PROJECT DESCRIPTION:

The applicant is requesting a Density Bonus Permit, Tentative Map, and Site Plan Permit application to subdivide four existing parcels into 88 single-family residential lots on an approximately 19.65-acre site. Although all four parcels contribute to the 19.65-acre area for purposes of calculating density, the development footprint is proposed on only 18.31 acres. The site, located at 915 9th Street in Ramona within unincorporated San Diego County, is largely undeveloped with the exception of an existing single-family residence and a barn in the northeastern portion of the site. The residence will remain, and the barn will be demolished as part of the Project. Additionally, the Project requires a Site Plan Permit in compliance with the Community Design Review requirements stipulated by the "B" Special Area Designator. The Project is consistent with the San Diego County General Plan and Zoning Ordinance, including the Village Residential (VR-2 and VR-7.3) General Plan land use designations and the Rural Residential/Variable Family Residential (RR

and RV) zoning designations, all of which allow residential development. The VR-2 designation permits up to two dwelling units per acre, and the VR-7.3 designation permits up to 7.3 dwelling units per acre, resulting in a combined base density of 51 units across the subject parcels. Development within the Project footprint occurs across two Village Residential land use designations within the Ramona Community Planning Area. Approximately 2.64 acres (APNs 284-202-21-00 & 203-08-00) of the site are designated Village Residential 7.3 (VR-7.3), within which 16 single-family residences are proposed at a density of approximately 6.06 dwelling units per acre. The remaining mapped area within APNs 284-244-01-00 & 205-01-00 is designated Village Residential 2 (VR-2), within which 72 single-family residences are proposed at an overall density of approximately 4.23 dwelling units per acre. This density is achieved through application of Density Bonus Law, together with the approved density transfer from APN 284-205-01, which allows the Project to utilize the full residential density potential of the overall site while concentrating physical development within the Tentative Map area. The Project proposes to increase the total unit count from 51 to 88 units through the California Density Bonus Law and Assembly Bill 1287. To qualify, the Project includes 11 deed restricted affordable units, eight for very low-income households and three for moderate-income households, corresponding to approximately 50 percent and 120 percent of Area Median Income (AMI), respectively. The Project qualifies for a 50 percent density bonus under State law, and the implementation of Assembly Bill 1287 allows this bonus to increase up to 100 percent, supporting the proposed 88-unit development.

BASE UNITS:
The project site is located within the Village Regional Category and includes lands designated Village Residential 7.3 (VR-7.3) and Village Residential 2 (VR-2) within the Ramona Community Planning Area. Approximately 2.64 acres (APNs 284-202-21-00 and 284-203-08-00) are designated VR-7.3

Based on the applicable land use designations, the site's theoretical density is calculated as (2.64 acres × 7.3 dwelling units/acre) + (17.02 acres × 2 dwelling units/acre) = 53.31 dwelling units; however, portions of the site have been designated as undevelopable and are not available to accommodate residential development. Accordingly, the Project's calculated base density is 51 dwelling units.

DENSITY BONUS ALLOWANCE:
Pursuant to State Density Bonus Law (Government Code Section 65915, as amended by Assembly Bill 1287), the applicant proposes to reserve eleven dwelling units, representing approximately 22 percent of the Project’s base density. This includes eight units (16 percent of the base density) designated for very low-income households and three units (six percent of the base density) designated for moderate-income households. Through the provision of these affordable units, the Project qualifies for a 50 percent density bonus under State Density Bonus Law; however, through the utilization of AB 1287, the Project may qualify for an increased density bonus of up to 100 percent. Based on the proposed affordability levels and utilization of Assembly Bill 1287, the Project qualifies for a density bonus of 27 additional units, allowing development of up to 88 residential units on the site.

Density Bonus Calculation: 51 base units x (50% density bonus + 50% via AB 1287) = 88 units. A maximum of 88 units may be constructed pursuant to State Density Bonus Laws and San Diego County Zoning Ordinance Section 6360.

WAIVER OF DEVELOPMENT STANDARDS:
Pursuant to Section 6367 of the Zoning Ordinance and the State Density Bonus Law, the applicant requests waivers of certain Subdivision Ordinance development standards that would physically preclude the construction of the project at the densities permitted under the Density Bonus Program. The requested waivers are necessary to grant the approved residential density while accommodating existing site constraints and applicable environmental health requirements.

The following waivers are requested:

1. Waiver of Minimum Required Setbacks Pertinent to Designation “G” & “J” – ZO Section 4800

   The applicant requests a front yard setback less than the 50 feet required by the RR and RV zones; a side yard setback of less than the 10 feet required 10 feet required by J; and a rear yard setback of less than 40' for G and 25' for J. The Project’s proposed front yard setbacks are 12 feet in G and 15 feet in J; side yard setbacks are proposed at 5 feet in J; and rear yard setbacks are proposed at 18 feet in G and 14 to 18 feet in J. Without these waivers, the Project could not be constructed as designed. Implementation of the required front yard setbacks would physically preclude the construction of the Project at the proposed densities without the concessions or incentives permitted by Government Code Sections 65915.

   The requested waiver is necessary to achieve the project density permitted under the Density Bonus Program and to allow for an efficient subdivision layout consistent with the site’s physical characteristics.

2. Waiver of Subdivision Ordinance Section 81.401(i) – Maximum Lot Depth-to-Width Ratio

   Section 81.401(i) requires that a lot be at least 90 feet in depth and further limits the average lot depth to no more than three times the average lot width, excluding areas encumbered by open space, drainage, flood control, or right-of-way easements. The Applicant requests lot depths below the 90-feet required by the Subdivision Ordinance. The Project proposes a lot depth waiver to decrease the allowable lot depth as shown in the proposed Site Plan. The Project would not be able to achieve its authorized density if forced to abide by

the 90-foot lot depth required by the Subdivision Ordinance, as the Project would be required to have deeper, and thus fewer, lots.

Without these waivers, the Project could not be constructed as designed. Implementation of lot depth restrictions would physically preclude the construction of the Project at the proposed densities without the concessions or incentives permitted by Government Code Sections 65915.

3. Waiver of Subdivision Ordinance Section 81.401(d) – Minimum Lot Frontage Requirements

   The applicant is requesting a reduction in lot frontage below the 50-feet required by the Subdivision Ordinance. The Project proposes a waiver to decrease the allowable frontage allowed as shown in the proposed Site Plan. The Project would not be able to achieve its authorized density if forced to abide by the 50-foot frontage required by the Subdivision Ordinance, as the Project would be required to have wider lots, and thus fewer, lots. Without these waivers, the Project could not be constructed as designed. Implementation of this lot frontage requirement would physically preclude the construction of the Project at the proposed densities without the concessions or incentives permitted by Government Code Sections 65915.

4. Waiver of Subdivision Ordinance Section 81.401(e) – Minimum Cul-de-sac Lot Frontage Requirements

   The applicant is requesting a reduction in cul-de-sac frontage to below the 33-feet required by the Subdivision Ordinance. The Project proposes a waiver to decrease the allowable frontage allowed as shown in the proposed Site Plan. The Project would not be able to achieve its authorized density if forced to abide by the 33-foot frontage required by the Subdivision Ordinance, as the Project would be required to have wider lots, and thus fewer, lots. Without this waiver, the Project could not be constructed as designed. Implementation of this cul-de-sac lot frontage requirement would physically preclude the construction of the Project at the proposed densities without the concessions or incentives permitted by Government Code Sections 65915.

5. Waiver of Parkland Dedication Ordinance Section 810.105(5) – Park In-Lieu Fees for Subdivisions Requirements

   The applicant is requesting that payment of In-Lieu Fees instead of dedicated public park land, as required per the Park Land Dedication Ordinance, in order to ensure the financial feasibility of the project at the density proposed. The

proposed project includes affordable housing consistent with State Density Bonus Law and will utilize applicable density bonus incentives while remaining compliant with County requirements, including payment of the required in-lieu fee pursuant to the PLDO. The project satisfies its parkland obligation through payment of the required in-lieu fee and includes three privately maintained HOA recreational areas, enhanced pedestrian connectivity, and improved access to nearby public park facilities. Due to the site's size, topographic constraints, infrastructure requirements, and affordable housing commitments, dedication of additional parkland is not feasible, and the requested waiver is necessary to accommodate the approved project design.

Implementation of additional public parkland would physically preclude the construction of the Project at the proposed densities without the concessions or incentives permitted by Government Code Sections 65915.

6. Waiver to Remove Requirement for Dedication of Town Loop Trail Connector (CTMP Trail No.113):

   The applicant requests the utilization of a Density Bonus Law waiver to remove the requirement to dedicate, construct, and maintain the portion of Community Trails Master Plan (CTMP) Town Loop Connector Trail No. 113 that crosses the project site, including the trail easement, construction, surfacing, and ongoing maintenance. The project is not requesting a reduced or relocated trail, and does not propose that the onsite 5-foot sidewalk be counted as the CTMP trail. While the project is waiving the trail itself, the project still delivers the access it was intended to provide. Continuous 5-foot sidewalks run through the entire community, connecting 9th Street to San Vicente Road through an ungated layout open to the public. This meets the connectivity purpose behind Trail No. 113 without the separate corridor. The project proposes front yard setbacks at 15 feet and back yard setbacks of 14 feet. Adjusting the project's proposed 5 foot trail to 8 feet would reduce the buildable footprint of these lots thus producing fewer overall units and ultimately fewer affordable units. Without these waivers, the Project could not be constructed as designed. Implementation of this 8-foot trail requirement would physically preclude the construction of the Project at the proposed densities without the concessions or incentives permitted by Government Code Sections 65915.

7. Waiver of Minimum Lot Size Requirements – ZO Section 4210 and Subdivision Ordinance Section 81.401(b)
   The applicant requests the utilization of a Density Bonus Law waiver to reduce the minimum lot area requirements of 0.5 acre (21,780 square feet) within the RR-zoned portion of the site and 6,000 square feet within the RV-zoned portions,

to allow the residential lot sizes shown on the proposed Tentative Map and Site Plan. Enforcing these requirements would require larger lots and reduce the number of residential lots that could be accommodated within the project site, physically precluding construction of the proposed 88-unit development, including its 11 affordable units. The requested waiver is necessary to accommodate the Project at the proposed density and configuration pursuant to Government Code Section 65915.

The requested waivers are consistent with Section 6367 of the Zoning Ordinance and do not result in adverse impacts to public health, safety, the environment, or any historical resource. The waivers are necessary to permit construction of the development at the densities permitted by the Density Bonus Program and remain compatible with the overall design and function of the subdivision.

INCENTIVES:

Pursuant to State Density Bonus Law and Section 6367 of the Zoning Ordinance, the project qualifies for three incentives based on the project reserving 22 percent of the base units for affordable housing, including eight units designated for Very Low-Income households and three units designated for Moderate-Income households. The applicant is requesting one incentive now, and saving two for a later stage, to facilitate development of the project at the proposed density and to support the financial feasibility of the required affordable units.

The requested incentives are described below:

1. Undergrounding of Utilities on 9th Street and 10th Street (Zoning Ordinance Section 6458 j.):

   The applicant requests an incentive to be utilized to remove the requirement for underground of all fronting utilities on 9th Street and 10th Street. The Project will achieve substantial cost savings from not undergrounding these utility lines which allows the project to provide 11 affordable units. Pursuant to State Density Bonus Law, , specific requests from applicants are “presumed” to result in cost reductions, and an agency bears the burden to demonstrate otherwise if it intends to deny a request. (Bankers Hill 150 v. City of San Diego (2022) 74 Cal.App.5th 755, 770 [citing Schreiber v. City of Los Angeles (2021) 69 Cal.App.5th 549, 555].) Likewise, an agency cannot require preparation of a supporting report or study. (HCD Notice of Violation to City of Encinitas (Mar. 25, 2021) at pp. 3–4 [“The Legislature was clear that no additional studies, reports, or analysis were to be required.”]; see Assembly Bill 1287 [amended Gov. Code § 65915, subd. (a)(2) to remove “incentives or concessions” and “waivers or reductions of development standards” from the list of items for which a local government may request reasonable documentation].) Without the requested undergrounding incentive, the project would likely not be financially feasible because the site would not accommodate

the number of units necessary to support the cost of undergrounding while also providing the required affordable housing units.

AFFORDABLE HOUSING AGREEMENT:

Pursuant to Section 7430(a) of the Zoning Ordinance, prior to building permit issuance, the applicant shall enter into a contract with the Department of Housing and Community Development Services agreeing to specific terms and conditions of the Density Bonus Program and to periodic inspections of the housing by County employees.

PERMITS:

The Project, including Tentative Map application PDS2025-TM-5665, Site Plan Permit application PDS2026-STP-26-006, and associated Density Bonus Permit PDS2025-DB-25-005, has been reviewed for consistency and conformance with all applicable County regulations and policy documents, including the San Diego County General Plan, the Ramona Community Plan, the County Zoning Ordinance, the County Subdivision Ordinance, the State Density Bonus Law (California Government Code Section 65915), and the California Environmental Quality Act (CEQA) Guidelines. The proposed Density Bonus Permit, including the requested incentives and waivers, has been evaluated in accordance with Sections 6366 and 6367 of the San Diego County Zoning Ordinance and applicable State law to ensure that the requested modifications are necessary to facilitate the permitted project density and affordable housing obligations.

The requested incentives and waivers do not result in specific adverse impacts to public health or safety, the physical environment, or any identified historical resource, and are necessary to accommodate the proposed residential density and affordable housing units on the site. Additional project-specific requirements and comments may be imposed during subsequent grading permit, improvement plan, and building permit review processes associated with the development.

Approval of this permit by the County of San Diego does not authorize the applicant to violate any applicable Federal, State, or local laws, ordinances, regulations, or policies. The applicant remains responsible for obtaining all required permits and approvals from applicable agencies and for complying with all conditions of approval associated with the project.

If you have any questions regarding this determination, please contact Aidan Pulley at 858-694-3728 or Aidan.Pulley@sdcounty.ca.gov.

VINCE NICOLETTI, DIRECTOR
PLANNING & DEVELOPMENT SERVICES

By:

AJ Aziz, Group Program Manager
Project Planning Division

Attachment **D** – **Tentative Map Resolution PDS2025-TM-5665**

December 4, 2026

RESOLUTION OF SAN DIEGO COUNTY)
PLANNING COMMISSION)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5665)

WHEREAS, Tentative Map No. 5665 proposing the division of properties located at and near 915 9th Street within the Ramona Community Planning Area, and generally described as:

> Lots 159, 178, 484, 486, 495, 496, 516, 517, 528 and 529 in Town of Ramona, according to the Map thereof No. 643, filed in the office of the County Recorder of said San Diego County, October 15, 1890.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on August 28, 2025
; and

WHEREAS, on December 4, 2026, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

TENTATIVE MAP CONDITIONS

WAIVER(S) AND EXCEPTION(S): This Tentative Map is hereby approved pursuant to the provisions of the Subdivision Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego.

The sole exceptions to the aforementioned are:

WAIVER(S) AND EXCEPTION(S): This Tentative Map is hereby approved pursuant to the provisions of the Subdivision Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

1. DER 1: The following requirement is waived: All new and existing utility distribution facilities, including cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.404(a)(7) of the Subdivision Ordinance. The subdivider is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities. The subdivider shall either provide the Director of Public Works with documentation from a licensed cable television operator stating cable television service is available, or with documentation that the Cable Television Review Commission has reported that no licensed cable television operator is willing and able to provide service to the subdivision. (December 1, 2026)

APPROVAL OF MAP: The conditions shall be complied with either before a Final Map is approved and filed with the County Recorder or where specifically indicated, may be satisfied on the Final Map and shall also be complied with prior to approval of any plans and issuance of any grading or other permits as specified:

STANDARD CONDITIONS: The “Standard Conditions (1-29) for Tentative Subdivision Maps” approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

(1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019

(2) Standard Condition 11: Said conditions apply to a condominium or planned development project. The project is neither a condominium nor planned development project.

(3) Standard Condition 22: Said conditions apply to a septic sewer system. The project proposes a public sewer system.

(4) Standard Condition 24: Said condition applies to projects outside the boundaries of a fire protection agency. This project is within the San Diego

County Fire Protection Districts service area.

(5) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

1. **GEN#1–COST RECOVERY**
INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. **GEN#2-FILING OF NOTICE OF DETERMINATION (NOD)**
INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the NOD and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOD form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the NOD form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS

3. **GEN#3. STRUCTURE REMOVAL**
INTENT: In order to comply with County Zoning Ordinance Section 4800, the structure(s) on site shall be removed, relocated onsite, or demolished. **DESCRIPTION OF REQUIREMENT:** The existing structure(s) located on-site as shown on the approved Tentative Map, has been removed, relocated onsite, or demolished.

a. Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed, relocated onsite, or demolished. The letter report shall also include before and after pictures of the area and structure(s).

b. A Demolition Permit shall be obtained from the *[PDS BD].* Compliance with hazards conditions to determine the presence or absence of Lead Based Paints and/or Asbestos shall be completed before any demolition permit can be issued.

DOCUMENTATION: The applicant shall submit to the [*PDS, PPD*] the signed statement and the photographic evidence that the structures have been removed, relocated, or demolished pursuant to this condition. **TIMING:** Prior to the recordation of the final map and prior to the approval of any plan and issuance of any permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [*PDS, PPD*] shall review the statement and, photos, and any additional evidence for compliance with this condition.

4. **PLN#1–AFFORDABLE HOUSING AGREEMENT**
INTENT: In order to comply with the Density Bonus Application and comply with Section 7430 through 7445 of Zoning Ordinance for an Affordable Housing Agreement. **DESCRIPTION OF REQUIREMENT:** The applicant shall execute an Affordable Housing Agreement with the County of San Diego Department of Housing and Community Development Services upon coordination with PDS. The building plans submitted during the building permit process shall include references to the locations of Affordable Housing units as well as details for the timing of construction of units consistent with the Affordable Housing Agreement. Any applicable Density Bonus Permit and Affordable Housing Agreement shall be recorded against the property to the satisfaction of the Director of PDS. (*Note: The project currently includes 8 "Very Low" & 3 "Moderate" income units.)* **DOCUMENTATION:** The applicant shall coordinate with the Department of Housing and Community Development Services and PDS to execute an Affordable Housing Agreement in accordance with the Density Bonus Permit. **TIMING:** Prior to Final Map approval, the Affordable Housing Agreement and requirements shall be executed upon coordination with PDS and the County of San Diego Department of Housing and Community Development Services. **MONITORING:** The PDS Zoning Counter and *[PDS, LDR]* shall review the evidence to verify compliance with this condition upon coordination with the County of San Diego Department of Housing and Community Development Services.

5. **PLN#2– UPDATE BOUNDARY OF FINAL MAP**
INTENT: To ensure compliance with the Subdivision Ordinance and Zoning Ordinance for density calculations and to restrict future development on the parcel located east of the project site across 9th Street, which was included in the project's base density calculations. **DESCRIPTION OF REQUIREMENT:** Prior to recordation of the Final Map, the applicant shall include in the boundaries of the Final Map the parcel located on the east side of the project site, across 9th Street and record, to the satisfaction of the PDS Director, either a deed restriction or an easement over said parcel, restricting the parcel from future development. The form and content of the deed restriction or easement shall be subject to review and

approval by PDS to ensure the restriction adequately implements the intent of this condition. (Note: The project included this parcel for purposes of base density calculations.) **DOCUMENTATION:** The applicant shall submit the Final Map and proposed deed restriction or easement document to PDS for review and approval and shall provide evidence of recordation to the PDS Land Development Project Review Team. **TIMING:** Prior to Final Map approval, these requirements shall be executed upon coordination with PDS. **MONITORING:** The [PDS LDR] shall review the Final Map to verify compliance with this condition.f

6. **PLN#3–OVERFLIGHT AGREEMENT**
INTENT: In order to comply with the Ramona Airport Land Use Compatibility Plan an Overflight Agreement shall be recorded for the area that falls within overflight boundaries. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the Ramona Airport, an overflight agreement over the entire property as shown on the approved Plot Plan. The agreement shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the agreement on form PDS-206, submit the completed and notarized form to the County Recorder's office, pay all applicable fees associated with the recordation of the documents and submit a copy of the recorded agreement to PDS. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the Overflight Agreement shall be executed and recorded. **MONITORING:** The applicant shall prepare the documents and forward a copy of the documents to [PDS] for preapproval. The applicant shall forward copies of the recorded documents to [PDS]. [PDS] shall review the documents for compliance with this condition.

7. **UTILITIES#1–UTILITY CONCURRENCE LETTERS**
INTENT: In order to inform the local public entities and utility companies that the Final Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature of on the map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Final Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [*PDS, LDR*] for review and approval. **TIMING:** Prior to the approval of improvement plans and recordation of the Final Map, the letters shall be submitted for approval. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

8. **ROADS#1–RELINQUISH ACCESS**
INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan and County Subdivision Ordinance Section 81.401(g), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto ***San Vicente Road (SA 310)*** along the project frontage. The

access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the pages of the Final Map and present them for review to [*PDS, LDR*]. **TIMING:** With the recordation of the Final Map, the access shall be relinquished. **MONITORING:** The [*PDS, LDR*] shall prepare and process the relinquishment of access with the Final Map.

9. **ROADS#2–SIGHT DISTANCE**
INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____ feet of unobstructed intersectional sight distance in both directions from the proposed private roads along 9th Street in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of 300 feet as described in Table 5 based on a speed of 30mph, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

10. **ROADS#3–IRREVOCABLE OFFER OF DEDICATION**
INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted on the Final Map prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

a. Grant the right-of-way of San Vicente Road (SA 310) to the County of San Diego for road purposes that provides a forty-two-foot (42') wide, one-half

right-of-way width on the project side of the ultimate centerline, plus the right to construct and maintain slopes and drainage improvements as required beyond the forty-two-foot (42') limit, including a minimum forty-foot (40') radius property line corner rounding at the street intersection.

b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required.

DOCUMENTATION: The applicant shall show it on the Final Map as indicated above and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the granting for compliance with this condition.

11. **ROADS#4–PUBLIC ROAD IMPROVEMENTS**
INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404 and the Community Trails Master Plan, 9th Street shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Improve or agree to improve and provide security for 9th Street along the frontage of APN 284-203-08-00 to a minimum graded half-width of 30 feet (30') from centerline and to a minimum improved half-width of twenty feet (20') with asphalt concrete pavement over approved base, Portland Cement Concrete (PCC) curb, gutter, and sidewalk, with face of curb at minimum twenty feet (20’) from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.

b. Improve or agree to improve and provide security for 9th Street along the frontage of APN 284-244-01-00 to a minimum graded half-width of thirty feet (30') from centerline and to a minimum improved half-width of twenty feet (20') from centerline with asphalt concrete pavement over approved base, Portland Cement Concrete (PCC) curb, gutter, and sidewalk, with face of curb at minimum twenty feet (20’) from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.

c. Install curb returns with curb, gutter, sidewalk, and ADA-compliant pedestrian curb ramps at both sides of the proposed access roads, Lot A & C, along 9th Street.

d. Install a cross-gutter at the project entrances along 9th Street.

e. Install a streetlight adjacent to the project entrances along 9th Street.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

f. Process and obtain approval of Improvement Plans to improve 9th Street.

g. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.

h. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDCI].

i. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

j. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Ramona Municipal Water District and the [PDS, LDR].

TIMING: Prior to the recordation of the Final Map, the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

12. **ROADS#5–PRIVATE ROAD EASEMENT**
INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance, County Code Section 81.402, easements shall be provided. **DESCRIPTION OF REQUIREMENT:** The Final Map shall show a minimum forty-foot (46') wide onsite private road easement for Lot A, B, and C. **DOCUMENTATION:** The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map and prior to the approval of any Improvement plan, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map and Improvement Plan to ensure that the easements are indicated pursuant to this condition.

13. **ROADS#6–PRIVATE ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, Lot A, B, and C for the private easement roads shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road easements, Lot A, B, and C.

a. The proposed onsite private road easement, Lot A, shall be graded to a minimum width of forty-six feet (46') and to a minimum improved width of forty-six feet (46') with asphalt concrete pavement over approved base and Portland cement concrete curb and gutter at minimum twenty-three feet (23') from the centerline on both sides. On-street parking shall be provided as shown on the approved Tentative Map, and pursuant to County Private Road Standards, Section 3.1.C footnote. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. For sections of Lot A serving two residential units or less, road access shall be graded to a minimum width of twenty feet (20') and to a minimum improved width of sixteen feet (16'). Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the San Diego County Fire Protection District.

b. The proposed onsite private road easement, Lot B, from 10th Street westerly to the cul-de-sac terminus shall be graded to a minimum width of forty-six feet (46') and to a minimum improved width of forty-six feet (46') with asphalt concrete pavement over approved base and Portland cement concrete curb and gutter at minimum twenty-three feet (23') from the centerline on both sides. On-street parking shall be provided as shown on the approved Tentative Map, and pursuant to County Private Road Standards, Section 3.1.C footnote. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the San Diego County Fire Protection District.

c. Lot B shall terminate with a cul-de-sac graded to a minimum radius of forty feet (40') and surfaced to a minimum radius of forty feet (40') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter. The face of curb shall be at least forty feet (40') from the radius point.

d. The proposed onsite private road easement, Lot C, from 9th Street westerly to 10th Street shall be graded to a minimum width of forty-six feet (46') and to a minimum improved width of forty-six feet (46') with asphalt concrete

pavement over approved base and Portland cement concrete curb and gutter at minimum twenty-three feet (23') from the centerline on both sides. On-street parking shall be provided as shown on the approved Tentative Map, and pursuant to County Private Road Standards, Section 3.1.C footnote. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the San Diego County Fire Protection District.

e. The proposed onsite private road easement, Lot C, lying within the vacated 10th Street right-of-way to a minimum graded width of thirty feet (30') from the subdivision boundary, also being the 10th Street centerline, and to a minimum improved width of twenty-four feet (24') from centerline with asphalt concrete pavement over approved base, Portland Cement Concrete (PCC) curb gutter and sidewalk, with face of curb at minimum twenty-four feet (24') from the subdivision boundary. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.

f. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the San Diego County Standards for Private Roads, the Land Development Improvement Plan Checking Manual, and the San Diego County Fire Protection District requirements. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

g. Process and obtain approval of Improvement Plans to construct private roads, Lot A, B, & C.

h. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.

i. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].

j. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign

for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map, the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

14. **ROADS#7–PAVEMENT CUT POLICY**
INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

15. **ROADS#8–STREET NAME**
INTENT: In order to provide a name for the private road easements, naming of the roads is necessary for the health and safety of present and future residents. **DESCRIPTION OF REQUIREMENT:** The public and private easement roads serving this project shall be named. A street name sign, with a County approved street name, shall be installed and located at the following intersections per San Diego County Design Standards DS-13:

a. Intersection of 9th Street and Lot A

b. Intersection of 9th Street and Lot C

DOCUMENTATION: The applicant shall contact the Street Address Section of PDS (858-694-3806) to discuss the road naming requirements for the development. The applicant shall pay all applicable processing fees for the naming of the street. The applicant shall install street signs pursuant to this condition, and provide evidence to the [PDS, LDR] that they are installed. **TIMING:** Prior to recordation and preparation of the Final Map, the street shall be named.

MONITORING: The [PDS, BD] shall provide a name to the applicant. Upon issuance of the street name, the street section shall provide [PDS, LDR] the street name information. The [PDS, LDR] Map Processing, shall ensure that the appropriate street name has been added to the Final Map. The [DPW, PDCI] shall verify the installation of the required street signs before final grading release.

16. **ROADS#9–PUBLIC PEDESTRIAN SIDEWALK EASEMENT**
INTENT: To ensure permanent public pedestrian access between 9th Street and San Vicente Road through the project site. **DESCRIPTION OF REQUIREMENT:** Grant a public access easement to the County, on the Final Map, over the pedestrian walkway connecting 9th Street and San Vicente Road. The easement shall provide for perpetual public pedestrian access and shall identify the Homeowners Association (HOA) as the entity responsible for the operation, maintenance, repair, and replacement of the easement area and associated improvements. **DOCUMENTATION:** The public access easement shall be granted and rejected on the Final Map and shall be submitted to PDS and County Counsel, if required, for review and approval. The easement shall include provisions ensuring public pedestrian access and identifying the HOA as the entity responsible for maintenance of the walkway and associated improvements within the easement. **TIMING:** Prior to, or simultaneously with, recordation of Final Map. **MONITORING:** The [PDS, PP] shall review the documentation for conformance with this condition.

17. **ROADS#10– PUBLIC PEDESTRIAN SIDEWALK IMPROVEMENTS**
INTENT: In lieu of dedicating a Community Trails Master Plan (CTMP) trail corridor to the County due to the requested State Density Bonus Law waiver, the Project proposes a public access improvement creating a public, ungated pedestrian connection between 9th Street and San Vicente Road. A five foot (5') wide sidewalk shall be constructed within the pedestrian access easement. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of PDS a public sidewalk to a width of five feet (5') within the non-motorized public access easement indicated on the approved Tentative Map. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work. All plans and improvements shall be completed pursuant to the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

a. Process and obtain approval of Improvement Plans to improve private drive "B" and private drive "C".

b. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.

c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].

The plans shall be submitted to [PDS, LDR], for review and approval. **TIMING:** Prior to the recordation of the Final Map, the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail/pathway facility.

18. **ROADS#11–ROAD VACATION**
INTENT: In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Map Act Sec. 66434 (g), the onsite road right of way for 10th Street shown on Tentative Map No. 5665 shall be vacated. **DESCRIPTION OF REQUIREMENT:** The onsite portion of 10th Street between San Vicente Road and Barger Place. Prior to final map approval, a Road Vacation Resolution shall also be reviewed for approval by the Board of Supervisors. Upon approval, the resolution shall be recorded prior to the recording of the final map. **DOCUMENTATION:** As part of the discretionary project approval process, the proposed 10th Street vacation shall be included in the standard mailings and for discussion as an agenda item at the Planning Commission hearing. The road vacation shall be presented to the Board of Supervisors at a public hearing. All utilities shall be notified in writing of the proposed vacation 10-days prior to the hearing date. Prior to the map recording the vacation shall be approved by the Board of Supervisors. **TIMING:** Prior to the recordation of the Final Map for Tentative Map No. 5665, the vacation shall be executed. **MONITORING:** The [DGS, RP] shall prepare, approve the vacation documents, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the documents to assure compliance with this condition.

19. **ROADS#12–ANNEX TO LIGHTING DISTRICT**
INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County Subdivision Ordinance Sec. 81.404 and 81.405, the property shall transfer into the Lighting District. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. **TIMING:** Prior to recordation of the Final Map, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

20. **STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT**
INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance (County Code Section 811), and the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), the maintenance agreements shall be completed. **DESCRIPTION OF**

REQUIREMENT: To the satisfaction of the Director of PDS, complete the following:

a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners' association or other private entity.

b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any Grading or Improvement plan, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

21. **STRMWTR#2–STORMWATER FACILITIES (COVENANT) FOR EACH PARCEL INTENT:** In order to promote orderly development for each parcel and to comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410, the required private stormwater facilities (structural BMPs) improvements shall be completed or deferred. **DESCRIPTION OF REQUIREMENT:**

a. Improve or agree to improve and provide security for the construction of the stormwater facilities to comply with the Municipal Stormwater Permit (MS4).

b. Add the following note to the Parcel Map: "Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order Additional studies and other action may be needed to comply with future MS4 Permits."

c. Execute maintenance agreements for the proposed stormwater facilities for structural BMPs.

DOCUMENTATION: The applicant shall complete the following:

d. Process and obtain approval of the grading to improve all the on and offsite private road easements listed above and provide the cost estimate. All plans

and improvements shall be completed pursuant to the County of San Diego Watershed Protection, and Stormwater Management and Discharge Control Ordinance No. 10410.

e. The improvements shall be completed and a secured agreement shall be executed pursuant to County Subdivision Ordinance Sec. 81.707 and 81.708, for the required improvements, or execute a covenant of improvements to defer the requirements until after the map is recorded.

MAP TIMING: Prior to recordation of the Final Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development of each parcel can be issued until the applicant completes the required improvements and applies for each parcel and receives a release of improvements from the Director of PDS. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate [PDS, LDR] shall have this condition placed in the covenant of improvements and recorded with the map.

22. **STRMWTR#3–STORMWATER MAINTENANCE DOCUMENTATION**
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following: Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

23. **STRMWTR#4–EROSION CONTROL**
INTENT: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2022-0057-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited

to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the County of San Diego Grading Ordinance Section 87.304. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

24. **UTILITIES#1–UTILITY CONCURRENCE LETTERS**
INTENT: In order to inform the local public entities and utility companies that the Final Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature on the Final Map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Final Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans and approval of the Final Map, the letters shall be submitted. **MONITORING:** The [PDS, LDR] shall review the signed letters.

25. **UTILITIES#2–COMMITMENT TO SERVE SEWER & WATER**
INTENT: In order to promote orderly development by providing public sewer and water to the parcels, and to comply with the County Subdivision Ordinance Sec.

81.707 and 81.708, both a sewer and water commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the Ramona Municipal Water District. The project will be required to meet the following conditions for service of sewer and water from the Ramona Municipal Water District:

1. Prior to the Ramona Municipal Water District providing water service to the Project, the following conditions shall be met:

    a. A water commitment agreement is signed by the owner/ developer and approved by the District that the owner/ developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs and construction costs will be paid solely by the owner/ developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

    b. Re-allocation and/ or purchase of water EDU's and easements may be required for new parcels.

    c. Developer shall make a deposit (minimum of $2,000} with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope, and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act {CEQA) documents are prepared and before the District will sign a 'Project Facility Commitment Form.'

    d. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications and guidelines of the District. Should these ordinances, resolutions, rules, regulations, specifications, guidelines and system conditions change from time to time, the applicant shall be subject to the requirements in effect at the time of applying for water service.

2. Prior to the Ramona Municipal Water District providing sewer service to the Project, the following conditions shall be met:

    a. A sewer agreement is signed by the owner/ developer and approved by the District that the owner/ developer will assure the district that all actual costs of the facilities required by the project, including, but

not limited to, administrative costs, design costs, construction costs and the cost of a percentage of the value of the existing facilities, will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

b. Developer shall make a deposit (minimum of $2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope, and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. The Sewer System Evaluation shall be completed and a Sewer Service Agreement or Pre-Annexation Agreement executed before the District will sign a 'Project Facility Commitment Form.'

c. Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications and guidelines of the District. Should these ordinances, resolutions, rules, regulations, specifications, guidelines and system conditions change from time to time, the applicant shall be subject to the requirements in effect at the time of applying for sewer service.

DOCUMENTATION: The applicant shall provide the commitment letters and pay all required fees, to the satisfaction of the sewer district serving the project site **TIMING:** Prior to recordation of the Final Map, the sewer commitment letter shall be provided. **MONITORING:** The [*PDS, LDR*] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

26. **HAZ#1–STRUCTURE AND DEBRIS REMOVAL [PDS, FEE]**
INTENT: In order to comply with the proposed project design for PDS2025-TM-5665, structure(s) to be removed and debris pile(s) identified on the approved plan set shall be remodeled/demolished/removed, as applicable. Additional debris located throughout the project site shall also be properly disposed of. **DESCRIPTION OF REQUIREMENT:** The structure(s)/debris pile(s) shown on the approved plan set shall be removed or demolished. **DOCUMENTATION:** The applicant shall submit to the [*PDS, PPD*] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structure(s)/debris pile(s) have been remodeled/demolished/removed. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **MONITORING:** The [*PDS, PPD*] shall review the statement and, photos, and any additional evidence for compliance with this condition.

27. **ACCESS#1 – PUBLIC ACCESS – ESTABLISHMENT OF FUNDING MECHANISM**
INTENT: A funding mechanism shall be established to the satisfaction of the Director of PDS to ensure the ongoing operation, maintenance, repair, and replacement of the public access easement and pedestrian walkway connecting 9th Street to San Vicente Road. **DESCRIPTION OF REQUIREMENT:** Establish a funding mechanism, such as a Homeowners Association (HOA) assessment program or other mechanism approved by PDS, to fully fund the ongoing operation, maintenance, repair, and replacement of the public access easement and pedestrian walkway connecting 9th Street and San Vicente Road. The funding mechanism shall identify the HOA as the entity responsible for maintaining the public access easement and associated improvements in a safe, clean, and accessible condition for public use. **DOCUMENTATION:** The applicant shall provide documentation, satisfactory to PDS, demonstrating that the HOA is responsible for the ongoing maintenance, repair, and replacement of the public access easement and pedestrian walkway connecting 9th Street to San Vicente Road and that a funding mechanism has been established to support these obligations. **TIMING:** Prior to recordation of the Final Map, and maintained thereafter for the life of the project. **MONITORING:** The *[PDS, PP]* shall review the documentation for conformance with this condition.

28. **ACCESS#2 - DEDICATION OF PUBLIC ACCESS EASEMENT**
INTENT: To ensure permanent public pedestrian access between 9th Street and San Vicente Road through the project site. **DESCRIPTION OF REQUIREMENT:** Dedicate a public access easement to the County, by separate document or on the Final Map, over the pedestrian walkway connecting 9th Street and San Vicente Road. The easement shall provide for perpetual public pedestrian access and shall identify the Homeowners Association (HOA) as the entity responsible for the operation, maintenance, repair, and replacement of the easement area and associated improvements. **DOCUMENTATION:** The public access easement shall be recorded by separate document or on the Final Map and shall be submitted to PDS and County Counsel, if required, for review and approval. The easement shall include provisions ensuring public pedestrian access and identifying the HOA as the entity responsible for maintenance of the walkway and associated improvements within the easement. **TIMING:** Prior to, or simultaneously with, recordation of the Final Map. **MONITORING:** The *[PDS, PP]* shall review the documentation for conformance with this condition.

29. **LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE**
INTENT: In order to provide adequate Landscaping that complies with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, and the Ramona Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Parking areas shall be landscaped and designed, where applicable, pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to the approval of the map, and prior to the approval of any plan and issuance of any permit, excluding demolition plans and permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The *[PDS, LA]* and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

Cultural Resources

30. **CULT#1 - ARCHAEOLOGICAL AND TRIBAL MONITORING**
INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological and Tribal Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost

estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

31. **CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN**

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with culturally-affiliated tribal bands. **DESCRIPTION OF REQUIREMENT:** A Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and culturally-affiliated tribal bands. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

a. Parties entering into the agreement and contact information.

b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Kumeyaay Native American monitors, County, and culturally-affiliated tribal bands.

c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

d. Excavated soils. Soils are proposed for export. Outreach and discussion with culturally-affiliated tribal bands shall occur should excavated soils need to exported offsite.

e. Treatment of identified Native American cultural materials.

f. Treatment of Native American human remains and associated grave goods.

g. Confidentiality of cultural information including location and data.

h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

Draft Grading Plan Notes:

GRADING PLAN NOTES

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits.

NOTICE: If the grading project is not a single lot, conformance to the Conditions of Approval is required on a lot-by-lot basis for subdivisions, or pad-by-pad basis for multiple building pads.

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

PRE-CONSTRUCTION MEETING: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances).*

32. **CULT#GR-1 – ARCHAELOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING**
INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Native American Monitor of an affiliated tribe shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist, and Native American monitor of an affiliated tribe shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American of an affiliated tribe attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

33. **BIO#1–RESOURCE AVOIDANCE [PDS, FEE X2]**
INTENT: In order to avoid impacts to migratory birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of migratory birds and raptors within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of brushing, clearing, or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

34. **HAZ#2–ASBESTOS SURVEY [PDS, FEE X 2]**
INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance at https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Hazardous_Guidelines.pdf, the structures identified on the approved PDS2025-TM-5665 plan set for demolition shall be surveyed for the presence of ACMs in accordance with District Rule 1206. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structures identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to applicable regulations and shall have taken and passed an EPA-approved Building Inspector Course.

a. If ACMs are found present, they shall be handled and remediated in compliance with applicable San Diego County Air Pollution Control District regulations

b. ACMs shall be disposed of in accordance with applicable regulations.

DOCUMENTATION: The applicant shall complete the Hazardous Material Questionnaire and submit to the [*APCD*]. If required by APCD, the applicant shall submit further documentation to APCD **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [*APCD*] shall review the Hazardous Material questionnaire and any additional evidence required by APCD. The [*PDS, PCC*] shall review the documentation approved and stamped by APCD for compliance with this condition.

35. **HAZ#3–LEAD SURVEY [PDS, FEE X 2]**
INTENT: In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance at https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Hazardous_Guidelines.pdf, the structure(s) identified on the approved plot plan designated for demolition shall be surveyed for the presence of LBP/LCM because the structures may have been built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of LBP/LCM in the structures identified for demolition on the approved plot plan set. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

a. All LBP and LCM shall be managed in accordance with applicable regulations.
b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

c. Disposal shall be in compliance with applicable regulations.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [*DEHQ HAZ MAT*], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [*DEHQ HAZ MAT*] shall review the report and any additional evidence for compliance with this condition. The [*PDS, PCC*]

shall review the completed and stamped report and any additional evidence for compliance with this condition.

DURING CONTRUCTION: *The following actions shall occur throughout the duration of the grading construction.* A guide for PDCI inspectors on the actions and reports required during grading operations.

36. **AQ#1–AIR QUALITY FUGITIVE DUST**
INTENT: In order to address fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.

b. Water construction areas between dozer/scraper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.

c. Terminate grading activities in winds in excess of 25 miles per hour (mph).

d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.

e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.

f. Enforce a 15-mph speed limit on unpaved surfaces.

g. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.

h. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carryout, only respirable particulate matter (PM10) - efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of trackout/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING: T**he [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

37. **AQ#2 – CONSTRUCTION EXHAUST EMISSIONS**
INTENT: In order to address exhaust emissions during construction activities. **DESCRIPTION OF REQUIREMENT:** The applicant shall use reasonable best efforts to demonstrate that all diesel fired construction equipment, equal to or greater than 50 horsepower, would utilize CARB Tier IV equipment, unless such an engine is not available for a particular item of equipment. The applicant shall be required to contact a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties to acquire such equipment. The measure shall be determined to be not feasible if three entities respond that Tier IV equipment is not commercially available for the Project's equipment needs during construction. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. **TIMING:** During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

38. **CULT#GR-2 - ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION**
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Native American Monitor of an affiliated tribe shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** The Project Archaeologist and Native American Monitor of an affiliated tribe shall be onsite as determined necessary by the Project Archaeologist in consultation with the tribal representative. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor of an affiliated tribe. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Native American Monitor of an affiliated tribe.

b. **Inadvertent Discoveries of Native American Resources.** In the event that previously unidentified potentially significant Native American resources are discovered:

- The Project Archaeologist or the Native American monitor of an affiliated tribe, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
- At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
- After consultation with the developer, project archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
- Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
- Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
- Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
- If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
  a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
  b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
     - Measures and provisions to protect the future reburial area from any impacts in perpetuity.

- Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
- Any reburial process shall be culturally appropriate.
- Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
- The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.

c. If preservation in place or reburial is not feasible, consultation with consulting Tribes is required to find an alternative solution which may include repatriation.

d. If avoidance, reburial, or other alternative solution including repatriation is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Native American Monitor of an affiliated tribe and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

   Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

c. **Inadvertent Discoveries of Historic Resources.** In the event that previously unidentified potentially significant historic cultural resources (non-Native American) are discovered:

1. The Project Archaeologist or the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant historic cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. All ground disturbance activities within 100 feet of the discovered historic cultural resources shall be halted until a meeting is convened between the developer and the project archaeologist to discuss the

significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.

4. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
5. Historic isolates and clearly non-significant deposits shall be minimally documented in the field.
6. If historic cultural resources are identified, the following shall be employed:
   a. A Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist and approved by the County Archaeologist prior to implementation. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

d. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Native American monitor of an affiliated tribe.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

e. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director

of Planning & Development Services shall make a final decision regarding appropriate mitigation.

f. **Fill Soils.** The Project Archaeologist and Native American monitor of an affiliated tribe shall evaluate fill soils to determine that they are clean of cultural resources.

g. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

39. **CULT#GR-3 - ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING**
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed, and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor of an affiliated tribe must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring

activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the reburial and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

40. **CULT#GR-4 - ARCHAEOLOGICAL AND TRIBAL MONITORING – FINAL GRADING**

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all Native American cultural materials in order of preference have been conveyed as follows:

(1) Evidence that all precontact materials have been avoided.

(2) Evidence that all precontact materials collected during the archaeological monitoring program have been reburied.

or

(3) Evidence that all precontact materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the

Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

d. Evidence that all historic cultural materials have been conveyed as follows:

Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

e. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

41. **LNDSCP#2–CERTIFICATION OF INSTALLATION**
INTENT: In order to provide adequate Landscaping that complies with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, and the Ramona Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, Landscape Architect, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PCC],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate

of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA

Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 4th day of December 2026, in COC Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Approved as to Form and Legality
County Counsel

By: _____

Justin Crumley, Supervising Deputy
County Counsel

Attachment E – Environmental Documentation

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF 915 9th STREET RAMONA TENTATIVE MAP: PDS2025-TM-5665; PDS2026-STP-26-006; PDS2025-DB-25-005

December 4, 2026

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

While the proposed project and off site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO – Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

Discussion:

The project will obtain its potable water supply from the Ramona Municipal Water District that obtains water from surface reservoirs or other imported sources. The project will not use groundwater for its potable water supply. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

	YES	NO	NOT APPLICABLE/EXEMPT
The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	☒	☐	☐
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	☒	☐	☐
The Steep Slope section (Section 86.604(e))?	☒	☐	☐
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	☒	☐	☐
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	☒	☐	☐

Discussion:

Wetland and Wetland Buffers:
The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:
The project is not located near any floodway or floodplain fringe area as defined in the San Diego County Resource Protection Ordinance (RPO), nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the RPO.

Steep Slopes:
Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes as defined by the RPO on the property. Therefore, it has been found that the proposed project complies with Section 86.604(e) of the RPO.

Sensitive Habitats:
Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife

corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:
The property has been surveyed by a County of San Diego approved archaeologist/historian and it has been determined there is one (or more) archaeological/historical site(s) present. Testing and other investigations have determined that the archaeological/historical site does not meet the definition of significant site and does not need to be preserved under the Resource Protection Ordinance. Therefore, the project complies with the RPO.

V. STORMWATER ORDINANCE (WPO)- Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:

The project Storm Water Management Plan and Drainage Study have been reviewed and are found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:

The project would not expose people to potentially significant noise levels (i.e., in excess of the County General Plan), with implementation of a 6-foot wall along the property line of the sixteen (16) residential units closest to 10th Street and 11th Street, labeled as Lots 49-64 on the Tentative Tract Map. Project construction and stationary operational sources would be consistent with the Noise Ordinance without mitigation.

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s): 915 9th Street Ramona Development; PDS2025-TM-5665; PDS2026-STP-26-006; PDS2025-DB-25-005; PDS2025-ER-25-09-003

Project Location: 915 9th Street, in the Ramona Community Plan area, within unincorporated San Diego County (APNs: 284-202-21-00, 284-203-08-00, 284-205-01-00, & 284-244-01-00).

Project Applicant: Regent Land Co, LP c/o Warmington (Attn: Matthew Esquivel); 3090 Pullman Street, Costa Mesa, CA 92626; (714) 434-4416

Project Description: The project consists of a Tentative Map, Density Bonus, and Site Plan Permit application to subdivide approximately 19.65 acres across three parcels into 88 single-family residential lots and 12 lettered lots intended for private streets, open space, drainage, water quality facilities, and utilities. The project will also include a subsequent request for a Roadway Vacation. The project includes 11 deed-restricted affordable housing units, consisting of eight very-low-income units and three moderate-income units, allowing for density bonus incentives and waivers under California Density Bonus Law. The project site is located at 915 9th Street in the Ramona Community Planning Area within unincorporated San Diego County. The site is subject to the General Plan Regional Category Village and Land Use Designations Village Residential 2 (VR-2) and Village Residential 7.3 (VR-7.3). Zoning for the site is a mix of Rural Residential (RR) and Variable Family Residential (RV). The site is mostly undeveloped, aside from one existing home that will remain and an older barn that will be removed. The project will be accessed by private internal streets connecting to 9th Street, with a portion of 10th Street vacated and restricted to gated emergency-only access. Sewer and water service will be provided by the Ramona Municipal Water District. The project will include required roadway frontage improvements and grading activities. Key design measures include preserving the existing residence, providing on-site water quality facilities, added open space, and implementing stormwater and erosion control practices.

Agency Approving Project: County of San Diego

County Contact Person: Aidan Pulley

Date Form Completed: December 4, 2026

This is to advise that the County of San Diego Planning Commission has approved the above-described project on December 4, 2026 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA (“C”) and/or State CEQA Guidelines (“G”): (check only one)
   - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
   - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
   - ☐ Statutory Exemption. C Section:
   - ☐ Categorical Exemption. G Section:
   - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
   - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
   - ☒ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
   - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

Statement of reasons why project is exempt: Section 15183 consists of project which are consistent with development density established by existing zoning, community plan, or general plan policies for which an EIR was certified These projects shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: Aidan Pulley Telephone: (858) 694-3728

Name: Aidan Pulley Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

Attachment F – Environmental Findings

915 9th Street Ramona

PDS2025-TM-5665; PDS2026-STP-26-006; PDS2025-DB-25-005

ENVIRONMENTAL FINDINGS
December 4, 2026

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1) Find that the Planning Commission has reviewed and considered the information contained in the CEQA 15183 Checklist on file with Planning & Development Services as Environmental Review Number PDS2025-ER-25-09-003 before deciding whether to approve or deny the proposed project.

2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).

3) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, Section 67.801 et seq.).

Attachment **G** – Public Documentation

San Diego County Archaeological Society, Inc.

Environmental Review Committee

November 11, 2026

To: Mr. Aidan Pulley
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Notice of CEQA Section 15183 Findings
Ramona 9th Street Tentative Map
PDS2025-TM-5665, PDS2026-STP-26-006, PDS2025-DB-25-005, PDS2025-ER-09-003

Dear Mr. Pulley:

I have reviewed the subject project's environmental documents on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the documents posted on the County's website, including the two cultural resources reports, we have the following comments:

A-1 1. The Phase I cultural resources report nicely displays the results of the aerial photos from 1939, 1953, 1975 and 2003. However, the County's 1928-29 aerial photo for the project needs to also be examined and included. Those photos are accessible at several locations, including County DPW, the San Diego History Center and SCIC.

A-2 2. We agree with the significant assessments and the mitigation measures proposed. However, since it is likely that historic era resources will be encountered in addition to tribal cultural resources, the demolition of the standing structures should be monitored and documented by a person familiar with rural historic resources like this. That person should also monitor the grading occurs in the northeast portion of the eastern parcel.

Thank you for consideration of our comments.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

cc: BFSA Environmental
SDCAS President
File

A: San Diego County Archaeological Society

A-1: The Project's Cultural Resources Report includes a detailed analysis of the property's development history dating to the late nineteenth century and extending through the twentieth century. The evaluation documents construction of the barn circa 1890, the water tank house circa 1900, the residence's development history, and property ownership through the 1920s. The analysis is supported by multiple historical sources, including building records, the 1991 Ramona Historic Resources Inventory, census records, County directories, newspaper archives, historic maps, and aerial photography. The report applies the applicable County and CEQA significance criteria to evaluate potential historic resources and concludes that the historic residence will remain in place and will not be impacted by the proposed development. Historical resource issues were reviewed through the County's entitlement process and were satisfactorily addressed prior to project clearance.

A-2: The project's Section 15183 Analysis incorporates Mitigation Measure CUL-2.5, which requires retention of a County-approved archaeologist, a preconstruction meeting with the archaeologist and Kumeyaay Native American monitor, archaeological and Native American monitoring during ground-disturbing activities, and established procedures for the treatment, documentation, and curation of any cultural resources encountered. Monitoring will also occur during removal of the existing barn and any ground-disturbing activities on the lot containing the residence, which will remain. Historical and cultural resource considerations were evaluated through the County review process and satisfactorily addressed prior to project clearance.

From: Susan Richardson
To: Pulley, Aidan; Supervisor Joel Anderson District 2
Subject: [External] Re: Environmental Review and Public Disclosure for 915 Ramona 9th Street (PDS2025-TM-5665)
Date: Thursday, October 22, 2026 3:28:18 PM
Attachments: image001.png
Flood Control Priority.pdf
OCT20_2026_@.jpeg
Sept8_2015.JPG

Dear Mr. Pulley and Supervisor Anderson,

First Mr. Pulley, thank you for the documentation regarding 915 Ramona 9th Street (PDS2025-TM-5665). I am most interested in the drainage reports.

Mr Anderson I am asking for your help in the maintenance of the existing flood channel at the north end of 11th street.

I want to give you both some background regarding why I have concerns about the drainage plans regarding the 9th street project. I live at 504 11th Street in Ramona, I have lived at the address since 1977. Next to my property is a rock lined drainage ditch, referred to as the historical ditch built by the WPA during the depression. On the north side of the ditch is my neighbor Sandra Garth, 432 11th street. The ditch is nearly 100 years old, rocks are falling out, soil falls into the ditch, there are holes in the concrete bottom liner. Trash, leaves, branches, furniture, bikes, dead animals, you name it ends up in this ditch. When we have a rain event such as the one a few days ago all this material floats by our properties, then moves under the street where it flows (hopefully) into the Santa Maria Creek. At least once per year I clean out the weeds and trash starting at 11th street and stopping at the east end of my property line. More on why I do that later.

In 1980 we had a deluge in San Diego County. I came home from work to find my driveway underwater. The ditch was submerged, water overflowed into the street. Water had gone under my house. The house is on a foundation or else I would have had serious property damage in my home. The following morning I realized that many of neighbors to the north on 11th street and also on D and E streets had serious flood damage within their homes. We were told that we had experienced the 100 year flood.

About 1988 a development is proposed at what would become 671 11th street. Today that development is Ramona Vista Military Housing, an 88 unit apartment complex. At the time of the proposal for the complex there was much push back from the 11th and 12th street neighborhoods, however the planners met with us and showed us how we would benefit from the project. A enlarged flood channel would be built under 11th street, a 6 foot in diameter drainage pipe would replace the smaller existing pipe. Sidewalks with gutters would address the flooding issues on the west side of 11th. No sidewalks or gutters would be installed on the east side of the street where the bulk of the 1980 flooding occurred. A drainage culvert was proposed and installed to address repeated flooding at 420 11th street. The planners, from SD County and an engineering firm hired by the developers of 671 11th street stated that these upgrades would address future flooding.

The County using low risk prisoners cleaned the rock lined drainage ditch about every 18 months, they also cleaned garbage from under the street where the drainage ditch met the pipe heading north to the Santa Maria Creek. When I bought my home in 1980 I was told by the

family I bought it from that the county cared for the drainage ditch. For the first 33 years that I owned this property that was the case, the county using prisoners cleaned the ditch and did a great job! That stopped around 2013 or 2014, but I didn't know this. I assumed they were just late getting around to it.

Fast forward to July 19, 2015, it is overcast, it starts to rain, then rain harder. I realize my driveway is now submerged by water, water comes up to my home and under part of it. My neighbors to the north and east side of street, have serious flood damage within their homes as the waters come inside. The flooding continues along the rock lined historic drainage ditch, damaging homes on E street. We are told we had experienced an 100 year flood event. That is two 100 year flood events in 35 years, one in 1980 and again in 2015. We experienced 2.6 inches of rain in about 30 minutes according to media reports.

I contacted Diane Jacobs' office regarding the flooding and the condition of the historic ditch. I am told to clean the ditch myself, it is my responsibility as a homeowner living next to the ditch! This is certainly news to me, but I comply. Both myself and my neighbor Sandi Garth pay to have a pepper tree removed from the ditch. For the last eleven years I have cleaned out the ditch starting at 11th street and stopping at the east end of my property line.

One positive thing Diane Jacob did was getting the County Public Works employees to clean out the outflow area at the north end of 11th street. This work was done on September 8, 2015, I took some photos so you can see their work. The county brought in an excavator, a dump truck and a giant vacuum pump attached to a tank to perform the clean out. I understand from Shawn that Jacobs had to order the work herself to get it done. This is why I have included you Supervisor Anderson, to please help get this outflow area cleaned out. The area is an overgrown jungle, not a good situation for a SUPER El Niño year.

Since 2015 I have put in more than one request on the Tell Us Now app to have the outflow area cleaned. I will attach a photo dated Sept 8, 2015 and a current Oct 20, 2026 showing the difference in this outflow area. After I input the data into Tell Us Now app I follow any progress in the clean up of the outflow area. In the past I see that the work request is labeled completed. I go down to the north end of 11th and check the outflow area and I see nothing has been done! What a disappointment.

The outflow area, north end of 11th street was surveyed so that the County Public Works department did not remove plant life, mud, garbage too far north toward the creek. There is a yellow pole with the marker B4. I don't really understand this pole meaning as the area is dangerously overgrown and currently is a serious wildfire hazard with lots of dead fuel. Considering this is the outflow area for our drainage signifies something is terribly wrong. Maintenance is not being done in real time to care for those whose properties are effected by the historical ditch which is undersized for any increased water flows.

I am inputting a new request in the Tell Us Now app dated October 22, 2026, to hopefully get the outflow area cleaned out.

Regarding the 915 9th street development, the existing drainage patterns are presently not adequate to handle the current flows much less any increased or altered flows caused by new development. Water must be diverted away from the historical rock lined ditch, as it is undersized. The 9th street drainage report does indicate that there will be increased runoff. As I understand it some of this flow will be routed to 11th street and San Vicente Road

concluding in the Santa Maria Creek.

I have read the Drainage Report carefully and I so wish the engineering company located in Irvine, Calif had taken the time to speak to residents living along 11th street historical ditch regarding the drainage. The following statement is from page 11 of the Drainage Report under the 7.0 Conclusions.

7.0 CONCLUSIONS:
The results from this preliminary drainage study utilizing the San Diego County Hydrology Manual 2003 demonstrates that the proposed condition does generate an increase in peak flow rates. The increase in peak flow rates is caused by the increase in impervious area and change in land use from the existing condition. The proposed condition estimates site imperviousness at 30% and during final engineering, imperviousness will be verified based on the finalized landscape plan. The onsite detention system is sized to mitigate hydromodification requirements for the 2- through 10- year storm events, and peak flow rate mitigation for the 100-year storm event. Although the drainage pattern of the site will be slightly altered, the proposed development improves the existing drainage patterns and mitigates for the increase in peak flows, therefore the proposed development will not result in the flooding or other negative impacts of facilities downstream.

If this is a preliminary study, is there still time to meet and discuss our concerns? I receive letters from the county periodically reminding me I live in the vicinity of a property that has experienced repetitive flood losses. These letters encourage me to buy flood insurance.

During the 2015 flood I did some research on the internet regarding flooding in Ramona. I found documentation regarding areas of Ramona that are suffering repeated flood damage. One such document “Flood Control Priority List Under Way for Ramona” dated October 11, 2011 written by Julie Pendray. The first priority on the list is 11th street! I have seen no improvements since the late 1980’s when the developers put in the enlarged drainage pipe for the military housing project. I had this article with me when the neighbors met with Diane Jacob at the historical ditch in 2015. I showed her the article. After reading it, she stated the county did not have the funds to make the upgrades. Jacobs stated that often these projects come from developer money. I will attach the article to this email.

In conclusion, I am in no way trying to halt this development or slow it, however I honestly feel the county needs to address the flooding issues currently in play along the historical rock lined ditch. The county must divert water away from this ditch and address any situation that would slow the flow of water under 11th street moving towards the Santa Maria Creek.

Thanking you both for your attention to this matter.

Susan M. Richardson
Sandra Garth

B: Susan Richardson

A comment letter was received expressing concerns regarding existing drainage conditions within the 11th Street area and the potential effects of the proposed project on downstream drainage facilities. County staff reviewed the concerns and coordinated with Department of Public Works (DPW) staff regarding the drainage maintenance issues identified near the culvert at the north end of 11th Street. DPW field staff subsequently visited the site and provided assistance to the commenter, and coordination on those maintenance-related matters remains ongoing. Staff also informed the commenter that any additional project-specific questions or concerns could be discussed separately through continued coordination. The project's drainage analysis was reviewed by County staff and determined to comply with applicable County drainage requirements and standards.

County of San Diego
Ramona Community Planning Group
MEETING MINUTES
July 2, 2026
7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona

ITEM 1: Call to Order, Lauren Elyse Welty,Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Welty, Chair)

In Attendance:	Basil Aruin	Mauren Dant	Jonas Dyer
	Debbie Foster	Andrea Gibson	Holly Hamilton-Bleakley
	Kristi Mansolf	Robin Joy Maxson	Terry Maxson
	Dawn Perfect	Paul Stykel	Dustin Turley
	Lauren Elyse Welty		

Members absent: Janelle Clark, Andrew Simmons

Lauren Elyse Welty, RCPG Chair, acted as Chair of the meeting, Robin Joy Maxson, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 4: APPROVAL OF MINUTES 6-11-26 (Action)

Ms. Mansolf said the June 11, 2026, minutes were not complete yet.

The Chair said the minutes would be tabled until the August 6, 2026, meeting.

ITEM 5: PUBLIC COMMUNICATION:
Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda. Speakers will submit a speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond. (No Speakers)

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Dawn Perfect and seconded by Terry Maxson, the motion **passed 12-0-1-0-2,** with Debbie Foster abstaining and Janelle Clark and Andrew Simmons absent.

ITEM 7: ACTION ITEMS:

7-A: ***INFORMATIONAL ITEM ONLY*** : Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona.

Lieuteuant Roller gave the report of law enforcement activity for the month of June: 54 traffic stops and 19 citations on SR 67 in June; community-wide there were 45 arrests, 99 traffic stops, 36 pedestrian stops and 16 citations.

7-B: ACTION ITEM: The proposed residential development is located at 915 9th Street, with project access off of 9th. The project is a Tentative Map, Density Bonus, Roadway Vacation, and Site Plan application to subdivide approximately 19.65 acres across four parcels into 88 single-family residential lots and 12 lettered lots (for Private Streets, Open Space, and Water Quality Purposes). The 88-unit count contains a commitment to provide 11 deed-restricted affordable dwelling units, consisting of eight very low-income units and three moderate-income units that will be prioritized to Ramona residents first. The existing single-family residence will remain, while the barn will be demolished.
The project includes a roadway vacation of onsite portions of 10th Street. An Emergency Vehicle Access gate will be installed onsite to eliminate project traffic from using 10th Street southbound from the project. Project The project utilizes a Density Bonus incentive to allow existing and proposed utility infrastructure, including power poles, to remain above ground rather than requiring undergrounding. The project's commitment to pay the Park Lands Dedication Ordinance in-lieu fees will allow park funding to be allocated toward improvements that serve the Ramona community.
Perfect, Transportation/Trails Subcommittee

Speaker: Sue Thygesen, Ramona Resident

Ms. Thygesen said, as she stated at the June 11, RCPG meeting, the Ramona population has been steadily increasing, while Ramona's emergency evacuation routes have remained the same since before the 2003 Cedar Fire. She was hoping that all residential developments would be on hold until Ramona's safety was taken into account in regards to said emergency evacuation routes. One month later, we are here with a proposal of 88 single-family residential lots. This is an estimated increase of 220 more vehicles. She read all of the infrastructure information provided in the agenda, yet, she sees no infrastructure improvements to any emergency evacuation routes/plans. We are literally playing with fire. I sincerely hope Ramona does not encounter such emergencies as we have had in the post; however, continually increasing our population with no evacuation emergency response plan, we are destined to repeat history with even more devastating consequences. As stated a month ago, she is all for growth in Ramona – especially with rising housing costs and low income housing desperately needed. But it needs to be safe growth, not just economic growth. Ramona's disaster history is well documented, but she would like this comment/statement clearly documented. If we continue to develop and not provide adequate safety evacuation measures, one of her biggest fears, if she survives another disaster, is to face the RCPG or the County, or a court room and say, "I told you so."

Ms. Perfect gave the Transportation/Trails Subcommittee report. The housing project will be accessed from 9th Street and it includes a vacation of a portion of 10th Street. After the vacation, a gate will be installed on 10th Street to prevent traffic from going through the area yet will still allow emergency vehicle access. Ms. Perfect said the motion made at the Transportation/Trails Subcommittee meeting was to approve the project with the request to vacate the 10 Street portion of the project with an emergency vehicle access and to require them to improve their portion of San Vicente Road with curb, gutter and sidewalk.

The Chair said the project also involves a waiver of the undergrounding of utilities.

Theodore Shaw presented the project. The development will include 88 housing units and 11 deed restricted affordable housing units that will be prioritized to Ramona residents first. The project is on 19.65 acres. There will be an HOA and the HOA will have ½ acre on the property. They are requesting to vacate a portion of 10th Street on site, and put up an emergency vehicle access gate. The gate area and park will be maintained by the HOA.

Ms. Maxson asked if there would be any additional traffic going on to 10th Street?

Mr. Shaw said there will be more foot traffic and bicycle traffic.

Ms. Dant asked where the location of the trail would be?

Mr. Shaw said the trail would run along the street.

Ms. Gibson asked if there would be more above ground utility poles?

Mr. Shaw said they will have to relocate 1 pole. The existing poles will remain above ground. The new utilities will be under ground.

The Chair said they will be providing PLDO in-lieu park fees that will serve the Ramona area. She estimated Warmington will pay a fee of $9,500 per home, for a total of $836.000 for the project.

MOTION: TO APPROVE THE 4 ITEMS THE COUNTY REQUESTED THE RCPG REVIEW FOR TM 5665 PLUS THE TENTATIVE MAP AND THE NON MOTORIZED ELEMENT. (NOTE: THE 4 ITEMS ARE 1) ROAD VACATION; 2) ABOVE GROUND UTILITY WAIVER; 3) PARK IN-LIEU FEE ALLOCATION; 4) AFFORDABLE HOUSING PREFERENCE)

Upon motion made by Jonas Dyer and seconded by Dawn Perfect, the motion **passed 13-0-0-0-2,** with Janelle Clark and Andrew Simmons absent.

7-C: ***INFORMATIONAL ITEM ONLY*** : Presentation by Planning and Development Services, Housing Division, on the Housing Unlocked project, which intends to help achieve the housing goals of the County's General Plan by expanding opportunities for a broader range of housing types and development options. Per the Housing Element implementation plan, the County is reviewing the Zoning Ordinance Land Use and Development Regulations and proposing zoning amendments to create consistency within the General Plan.

Alexa Kerr and Josh Menvielle from Planning and Development Services, Housing Division, presented the Housing Unlocked project.

There are 3 webinars available on the County website. Housing Unlocked is a Zoning Ordinance Amendment project, where they are analyzing the Zoning Ordinance and Development Designators. They can better facilitate General Plan development through Zoning. They are considering best practices and alternative zoning options. Housing Unlocked is not a General Plan Amendment. It supports building more homes where they are currently allowed.

Housing Unlocked explores solutions through zoning changes to make it easier to "unlock" housing as envisioned by the General Plan. They are reviewing specific development regulations to create more flexibility for development to produce more attainable housing options.

There are 5 programs and 1 Board Directive involved in Housing Unlocked: Zoning Ordinances and Development Designators: Zoning Ordinance Amendments to Achieve Maximum Density; Diversity of Land Use and Build Types; and Tiny Homes on Wheels (THOW). They are expanding Checklist Exemptions and looking at group homes of 7 or more. They are updating the Zoning Ordinance, and Development Designators (building type, building height, setbacks, maximum floor area ratio (FAR) and open space/P Designator). They are continuing to analyze the components of the Zoning Ordinance.

They are looking at Residential Density. Maximum density is the highest number of houses allowed in a specific area by the General Plan or by the Zoning Ordinance. Density is shown in number of dwelling units per acre. They are looking at types of developments, such as Semi-Rural (1 du/acre), Village Residential (4.3 du/ac) and Village Residential (7.3 du/ac), and working on the General Plan Designators. One consideration is that they are allowing additional building types, such as single family detached, duplexes and triplexes, while maintaining existing densities.

One amendment is they are allowing duplex and triplex building types in designators B through F, while maintaining existing densities. This allows for more development options. Another amendment is relating to building height. They are removing the limit on stories while maintaining existing height regulations. They are allowing the modifications of height requirements through a Planned Development permitting process. They will be removing zoning setbacks between main buildings and relying on existing building and fire codes. They will be

allowing for smaller minimum lot sizes through the permitting process. They are exempting uninhabitable accessory structures from FAR calculations.

For open space, they are increasing how much usable group open space is allowed within the setbacks. They are allowing modifications of open space requirements through a planned development permitting process.

For unlocked housing, the maximum density is the highest number of houses allowed in a specific area. Density will be shown in the number of dwelling units per acre. For example, if land is flat, more homes can be built. However if the land is on a slope, fewer homes would likely be built, but with Housing Unlocked developers can do duplexes or use other options.

The Regional Housing Needs Allocation (RHNA) sites must build to at least 70 percent of the density provided by the General Plan. New and emerging building technologies like prefabricated and 3D printed construction will be acknowledged. They will codify the existing Director's Determination and allow THOW as primary and accessory uses.

One change is there will be expanded exemptions for certain code enforcement cases. Promotion of existing maps and checklists will be available to assist applicants. They will streamline a reasonable accommodations approval process for group homes of 7 or more persons.

Phase I of Housing Unlocked will occur in 2026, while Phase II of Housing Unlocked will occur in 2027.

The Chair asked about amending fees for applicants?

Mr. Menvielle said they are not changing fees. Projects will move faster and could be cheaper.

The Chair asked about a cap in the timeline for review?

Ms. Kerr said Housing Unlocked could make it easier for the County to support streamlining and doing a site plan exemption.

Ms. Maxson asked what makes areas RHNA sites?

Mr. Menvielle said the area allows for higher density.

Ms. Kerr said this is related to where the RHNA is located. Some are located in an area where there are existing structures.

Ms. Maxson asked what if there is a vernal pool in a RHNA area?

Mr. Menvielle said environmental constraints are taken into account. The site has to be reviewed.

Ms. Kerr said that environmental review is a critical factor.

Mr. Menvielle said most vernal pools are mapped.

Mr. Aruin said he thought this is a great program.

Mr. Menvielle said the program is trying to equalize the development process.

Ms. Gibson asked about requirements for the tiny homes?

Ms. Kerr said the tiny homes have to be hooked up to utilities.

Ms. Foster said she knew of a 3.95 acre lot, in an area where the zoning was 4 acre. Someone asked if they could put a home on the property anyway, and they were told that the property could be reviewed to see if a house could go on it for a price of $19 thousand.

Mr. Stykel said he did not support the program.

7-D: Discussion/Possible Action: Condition of Lamar Street with consideration of paving between El Paso and Montecito Rd.
Perfect, Transportation/Trails Subcommittee

Ms. Perfect said 5 residents live on Lamar Street, and they would like the road paved as they are concerned with the speed people are traveling on the road and they feel the road would be safer if it were paved. Ms. Perfect said no action was taken on this item.

7-E. Discussion/Possible Action: Elm/Poplar traffic calming (Community member Bev Torres)
Perfect, Transportation/Trails Subcommittee

Ms. Perfect gave the subcommittee report. This item was discussed at length at the subcommittee meeting. Most recently the Post Office worked with the neighbors to move the mailboxes from Poplar to Elm. Now the neighbors have safety concerns due to a bend in the road and they would like the speed limit reduced. There is no accident history since the recent improvements were made. Some neighbors would like the speed limit reduced from 45 mph to 35 mph. The subcommittee did not make a recommendation at the meeting. Maybe an additional sign would be helpful.

Speaker: Harry Williamson, Ramona Resident

Mr. Williamson lives on Pile Street and uses Poplar. There are a couple of trees in the traffic flow line that could be removed to improve the site distance around the blind curve. He thinks there should be a sign posted for a right turn only in that area. The RMWD is putting in a new water main and they will probably be repaving the road after the work is complete. Bicycles ride in that area so it would probably be safer to have a wider road.

Speaker: Bev Torres, Ramona Resident

Ms. Torres expressed appreciation for all that has happened so far relating to the traffic concerns for Elm and Poplar. The Post Office worked with the neighbors to get the mailboxes moved. RMWD was going to put in a fire hydrant where the mailboxes were, but changed the location after talking to her. The neighbors have worked with the trash service on this issue. She feels there is still some need for more traffic calming measures in the area.

Ms. Perfect said she felt the speed was okay, and maybe it would help to trim the vegetation back.

MOTION: TO REQUEST COUNTY VEGETATION MANAGEMENT REVIEW THE BRUSH IN THE AREA OF CONCERN (ELM STREET, JUST NORTH OF CEDAR TO JUST SOUTH OF POPLAR) TO SEE IF VEGETATION NEEDS TO BE REMOVED TO IMPROVE VISIBILITY.

Upon motion made by Robin Joy Maxson and seconded by Holly Hamilton-Bleakley, the motion **passed 13-0-0-0-2,** with Janelle Clark and Andrew Simmons absent.

7-F. Discussion/Possible Action: Consideration of using Dye Street/Dye Road to create an alternative to the roundabout proposed for the SR 67/Mussey Grade Intersection. (RCPG member Maureen Dant)
Perfect, Transportation/Trails Subcommittee

Ms. Perfect said the subcommittee discussed an alternative to the proposed roundabout for the SR 67/Mussey Grade intersection.

Ms. Dant said she has concerns with the proposed roundabout, such as the speed of traffic passing through the roundabout and vehicles such as trucks and trailers going through the roundabout. She would like an alternative to be considered where Dye Street and Dye Road connect to Mussey Grade. She would like this concept to be explored and a report given to the RCPG on this topic. Should a study be done, she would like that to be provided to the RPCG, too. Ms. Dant made the following motion:

MOTION: TO REQUEST CALTRANS PROVIDE AN ADDITIONAL ALTERNATIVE STUDY TO THE (PROPOSED) ROUNDABOUT TO CONNECT MUSSEY GRADE ROAD TO DYE ROAD VIA DYE STREET, WITH A TRAFFIC SIGNAL AT DYE ROAD AND NO ACCESS FROM MUSSEY GRADE ROAD TO SR 67.

(Discussion on the motion)

Ms. Maxson said Caltrans studied alternatives for the roundabout. They had other options for the intersection and went with the roundabout. The roads being considered now are County roads.

Ms. Dant said Caltrans could work with other agencies on the intersection.

The Chair said she feels Caltrans studied this issue pretty well.

Ms. Dant said Caltrans presented 4 options – and the option she is proposing was not studied by Caltrans.

Mr. Stykel said it wouldn't hurt to study the alternative being proposed.

Ms. Dant said thousands of people go through that intersection.

Ms. Foster said Dye Street is an easement. Why not ask the people living on Dye Street about this?

Mr. Stykel said the bypass road is on their deeds. Why not ask for this alternative to be reviewed?

Mr. Dyer said he did not think a roundabout was the best option for the intersection.

Ms. Dant said there are so many curves on SR 67. Why add more items that people have to navigate on that road?

Ms. Hamilton-Bleakley said she lived in Europe for years. There are roundabouts everywhere and they are not a problem.

(Voting on the motion)

Upon motion made by Maureen Dant and seconded by Jonas Dyer, the motion **failed 4-7-1-0-1,** with Basil Aruin, Andrea Gibson, Holly Hamilton-Bleakley, Robin Joy Maxson, Terry Maxson, Dustin Turley and Lauren Eyse Welty voting no, Dawn Perfect abstaining, and Janelle Clark and Andrew Simmons absent.

7-G: Ramona States Routes
Maxson, RSRS Subcommitee

1. ***INFORMATIONAL ITEM ONLY*** : Ramona Sheriff update to Subcommittee on law enforcement activity to increase safety on SR 67 and SR 78.

Ms. Maxson said this report was given under Item 7-A.

2. **Discussion/Possible Action:** Status of SR 67 Highway Improvement Project.

Ms. Maxson said Tyler Hicks of Caltrans had reported, for the RSRS meeting, regarding the status of the SR 67 Highway Improvement Project, that there was nothing new to report. Work on the SR-67 Draft Environmental Document (DED) continues and is on track to be circulated

for public review this summer. A public hearing will also be held for the DED with more details to come as the date nears.

Mr. Hicks also gave the status of improved signage for Mt. Woodson Gateway parking. During construction Caltrans suggested additional signage for bicycle separation and parking direction. The County was unable to implement Caltrans' suggestions, and the signage completion is now the responsibility of Caltrans. An investigation into the most appropriate signage package was opened and is in the final stages. Once concluded, Caltrans can share the results and next steps.

Mr. Hicks said the reason for the SR 67 repaving is the work currently being performed on the SR-67 is part of the SR-67 Culvert Rehabilitation and Restoration Project, which is an 11.6-million-dollar project that stretches from Winter Gardens Boulevard in Lakeside to Ellie Lane in Poway. A variety of work will be performed throughout the project limits including: upgrading sections of the road surface with a durable asphalt mix, upgraded delineation/striping/road signage, installing centerline/shoulder rumble strips, upgrading dikes, and repairing/replacing drainage systems to enhance capacity, among other items. Work began in February 2026 and is expected to be completed in Fall 2027. For this item, the RSRS ubcommittee discussed: What jurisdiction is the dirt along SR 67? A Caltrans right of way? If no parking on the right of way - this would be (State) CHP citations. Request clarification from Caltrans: Where is the right of way documentation? What is the policy on right of way and citations? Where is it documented that there is no parking on the right of way?

3. **Discussion/Possible Action**: Status of SR 78 safety improvements.

Ms. Maxson said Tyler Hicks of Caltrans had reported, for the RSRS meeting, that regarding the safety of SR 78 in the high collision section between Haverford Road and Horizon View Drive – recent safety concerns were brought to Caltrans' attention by Robin Joy Maxson. Caltrans submitted a Customer Service Request on her behalf (ticket 1175886), which has been forwarded to the Traffic Safety and Operations Branch for investigation.

4. **Discussion/Possible Action:** Status of SRs 67/78 Main Street traffic calming measures.

Ms. Maxson said that Tyler Hicks of Caltrans had reported, for the RSRS meeting: an upcoming SR 78 project scheduled to begin in 2027 will include new speed limit pavement markings adjacent to the existing speed limit signs as follows: 1.) Eastbound: between 5th/6th St. and between 9th/10th St. 2.) Westbound: between 4th/5th St. and just before 2nd St. This is the next step in the progression of traffic calming measures. Caltrans will monitor the effectiveness of this enhancement.

At the RSRS meeting, the subcommittee asked when the last speed survey was done on Main Street? Ms. Maxson brought forward the following motion from RSRS:

MOTION: TO ASK CALTRANS FOR A SPEED SURVEY ON SR-67/MAIN STREET FROM RAMONA STREET TO 3RD STREET.

Upon motion made by Robin Joy Maxson and seconded by Kristi Mansolf, the motion **passed 13-0-0-0-2,** with Janelle Clark and Andrew Simmons absent.

5. **Action Item:** Review proposed draft letter for RCPG consideration seeking highway traffic safety funding through the State of California's Cannabis Tax Fund Grant Program.

Ms. Maxson presented a draft letter for RCPG consideration on the topic of seeking highway traffic safety funding through the State's Cannabis Tax Fund Grant Program.

MOTION: TO SEND A LETTER TO THE CHP REGARDING "URGENT REQUEST FOR CANNABIS TAX FUND GRANT PROGRAM (ADULT USE OF MARIJUANA ACT/PROP 64) FUNDING TO INCLUDE SR 67 AND SR 78 FOR ENHANCED DUID ENFORCEMENT AND PUBLIC EDUCATION.

Upon motion made by Robin Joy Maxson and seconded by Lauren Elyse Welty, the motion **passed 13-0-0-0-2,** with Janelle Clark and Andrew Simmons absent.

7-H: ***INFORMATIONAL ITEM ONLY****:* APG Report on updates in the unincorporated area
Maxson

Ms. Maxson had sent out the APG report. She said that SANDAG is planning for Rapid 277, a bus route that will go from Ramona to Sabre Springs. It may use Scripps Poway Parkway to get there, or Poway Road may be used. SANDAG would like this item to be on the August 6, RCPG agenda. SANDAG has been in touch with her on this issue and they will be following up with the RCPG.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

The Chair announced that she received an email from County PDS, inviting interested parties to attend the second Focus Group Meeting regarding the Tiered Winery Rural Residential (RR) Expansion project. The meeting will be virtual and held on July 9.

8-B: Discussion Items:

1. Concerns from Members

Ms. Foster said would like to see a sign saying there is a passing lane ahead, when heading south on SR 67, after Archie Moore Road and the Mt. Woodson Gateway Preserve parking lot.

Ms. Maxson said she would like to see the Mt. Woodson parking lot signage resolved before addressing this item.

2. Future Agenda Item Requests

The Chair said the County has requested to have a stop sign on 4th Street at D Street for southbound traffic. This item will be on the August 6 agenda. Discussion of the SANDAG bus route from, Ramona to Sabre Springs, will also be on the next agenda.

Ms. Foster asked if we could have the porkchops, on SR 67/Main Street, by the Library and by Aldi, be on a future agenda. She feels those areas are problematic. She thinks there were signs on the porkchop areas, but they have fallen off and when that happens, the signs become a hazard. People can't turn left at these locations.

The Chair said she believes the porkchop was a condition of approval for the Aldi project. She will contact Caltrans and ask about this issue.

Mr. Stykel asked if there was a way to find out the project status for the Ramona Street Extension project. Ms. Mansolf said she would ask the County and get back to him.

3. Addition and Confirmation of New/Continuing Subcommittee Members *(None brought forward)*

8-C. Ramona Design Review Board Report – Update on Projects Reviewed

Ms. Gibson gave the Design Review Board report. No site plans were reviewed at the meeting. There were 2 waiver requests brought forward – 1 was for murals and the second was for the Dunkin Donuts/Baskin Robbins monument signs. Both waiver requests were approved. With the monuments signs – usually only 1 is allowed per parcel, however, they will be able to keep both. Jim Cooper resigned and his seat is currently vacant.

8-D. Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings

The Chair said she hadn't seen an agenda yet for the next Board of Supervisors meetings. For the Planning Commission – they will be discussing the ADU amendment at the July 10 meeting. The next TAC meeting will be August 7.

2. Future Group Meeting Dates – Next RCPG Meeting to be 8-6-26 at the Ramona Community Library, 1275 Main St.

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #6: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.
Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Ramona Community Planning Group: Transportation & Trails Draft Minutes
Tuesday, June 30, 2026 - 7 pm
Ramona Community Center 434 Aqua Lane, Ramona CA

1. Call to order & Pledge of Allegiance 7 PM

2. Determination of Members present & quorum: Present: Rochelle Laws, Paul Tarr, Joe Cahak, Cheryl Wegner, Dawn Perfect

3. Public comment on items not on the agenda: NONE

4. Warmington project and access off of 9th - also vacation of 10th St (this project will be on the RCPG 7-2-26 agenda for action)

The proposed residential development is located at 915 9th Street, Ramona.
The 19.65-acre site spans four parcels (APNs: 284-202-21, 284-203-08, 284-205-01, and 284-244-01) and is mostly vacant, aside from one single-family home and an aging barn in the northeast corner. Surrounding land uses are primarily residential, with a nearby school.
Unit count revised to 88 homes. More affordable units.
Motion:Wegner/Cahak: Approve vacation of Warminton's portion of 10th Street, allowing emergency access only, and require curb, gutter and sidewalk to be constructed on their portion of 10th Street/San Vicente. Unanimous

5. Condition of Lamar Street with consideration of paving between El Paso and Montecito Rd.
Resident, Josh Dejong, discussed concern about nearby neighbors speeding on dirt road. He recognizes county is unlikely to improve. **No Action.**

6. Elm/Poplar traffic calming (Community member Bev Torres)
Resident, Beverly Torres, updated the group that improvements have been made since we last had this on the agenda. Mailboxes and fence have been moved back, access widened, residents installed a mirror to help see around the bend in the road. Speed reduction signs are now consistent for traffic going both directions. Ms. Torres suggested that more speed limit signs be added along the road. **No Action.**

7. Consideration of using Dye Street/Dye Road to create an alternative to the roundabout proposed for the SR 67/Mussey Grade Intersection. (RCPG member Maureen Dant)
Ms. Dant has concerns that all options for improved safety & traffic flow have not been fully considered. She would like Caltrans to investigate Dye Street/Dye Rd as an

alternative. After much discussion, some of the members support the proposed roundabout, some do not, but there was consensus about studying additional options. **Motion: Cahak/Wegner: Recommend that Caltrans study two issues. Study Dye St/Dye Rd connection to Mussey Grade Rd, eliminating the connection of Mussey Grade to SR 67, and study speed reduction in the vicinity of the proposed roundabout to see if slower speed of traffic would eliminate the need for a roundabout. Motion passed 4:1 with Laws voting No.**

8. Items for consideration on a future agenda:
   Connectivity of sidewalks in downtown Ramona

7. Adjournment 8:47 pm

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW

ZONING DIVISION

Record ID(s): PDS2025-TM-5665, PDS2025-ER-25-09-003, PDS2025-DB-25-005, PDS2026-STP-26-006, RP# 2026-0026-A

Project Name: Rancho Prado Subdivision, 915 9th Street, Ramona

Project Manager: Aidan Pulley, Land Use/Environmental Planner, PDS

Project Manager's Phone: 858-694-3728

Scope of Review:

Board Policy I-1 states; *"groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community."* Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.

B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS2025-TM-5665, PDS2025-ER-25-09-003, PDS2025-DB-25-005, PDS2026-STP-26-006, RP# 2026-002

Project Name: Rancho Prado Subdivision, 915 9th Street, Ramona

Planning/Sponsor Group: Ramona Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: July 2, 2026

A. Comments made by the group on the proposed project.

Concerns were expressed by a constituent about the fact that right now, if there were evacuation event due to a wildfire, the roads would be completely blocked with people trying to leave the community due to there being limited access into and out of Ramona (SR 67 is usually the only road open during an evacuation). The project will add additional vehicles to an already nonworkable evacuation situation, which should be a project consideration.

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☒ Approve without conditions
- ☐ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

VOTE: 13 **Yes** ____ **No** ■ **Abstain** 2 **Vacant / Absent**

C. Recommended conditions of approval:

MOTION: TO APPROVE THE 4 ITEMS THE COUNTY REQUESTED THE RCPG REVIEW FOR TM 5665 PLUS THE TENTATIVE MAP AND THE NON MOTORIZED ELEMENT.

(NOTE: THE 4 ITEMS ARE 1) ROAD VACATION; 2) ABOVE GROUND UTILITY WAIVER; 3) PARK IN-LIEU FEE ALLOCATION; 4) AFFORDABLE HOUSING PREFERENCE)

Reported by: Kristi Mansolf **Position:** RCPG Secretary **Date:** 7/14/26

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

Attachment **H** – Service Availability Forms

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416
Owner's Name Phone

3090 PULLMAN ST.
Owner's Mailing Address Street

COSTA MESA CA 92626
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Rezone (Reclassification) from_____to_____zone.
- [x] Major Use Permit (MUP), purpose: PROPOSED 88 UNIT SINGLE FAMILY DEVELOPMENT
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [ ] Other_____
- [ ] Specific Plan or Specific Plan Amendment
- [ ] Certificate of Compliance:_____

B.
- [x] Residential . . . . . Total number of dwelling units 88
- [ ] Commercial . . . . . Gross floor area_____
- [ ] Industrial . . . . . Gross floor area_____
- [ ] Other . . . . . Gross floor area_____

C. Total Project acreage 19.65 Total lots 88 Smallest proposed lot APPROX 4600 SF.

Assessor's Parcel Number(s)
(Add extra if necessary)

284-203-08	
284-202-21	
284-205-01	
284-244-01	

Thomas Guide. Page _____ Grid _____

915 9TH ST. RAMONA
Project address Street

RAMONA COMMUNITY PLANNING AREA (RCPA)
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 08/14/2025

Address: 3090 PULLMAN ST. COSTA MESA CA 92626 Phone: 714-434-4416 & 909-549-1383 (CELL)

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: SAN DIEGO COUNTY FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project: Ramona Station #80, 829 San Vicente Rd, Ramona, CA 92065: 0.3 miles

A.
- [x] Project is in the District and eligible for service.
- [ ] Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- [ ] Project is not in the District and not within its Sphere of Influence boundary.
- [ ] Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B.
- [x] Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 1.2 minutes.
- [ ] Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C.
- [ ] District conditions are attached. Number of sheets attached:_____
- [x] District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- [x] Within the proposed project 100 feet of clearing will be required around all structures.
- [ ] The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

DAVID SIEBERT, FIRE SERVICES COORDINATOR 619-672-7112 3/16/26
Authorized Signature *Print Name and Title* *Phone* *Date*

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

SDC PDS RCVD 04-17-26
TM5665

2- 171

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416
Owner's Name Phone

3090 PULLMAN ST.
Owner's Mailing Address Street

COSTA MESA CA 92626
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

S

AMT $ N/A

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☒ Major Subdivision (TM) ☐ Certificate of Compliance:_____
- ☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Rezone (Reclassification) from_____ to_____ zone
- ☒ Major Use Permit (MUP), purpose: PROPOSED 88 UNIT SINGLE FAMILY DEVELOPMENT
- ☐ Time Extension…Case No._____
- ☐ Expired Map…Case No._____
- ☐ Other_____

B.
- ☒ Residential . . . . . Total number of dwelling units 88
- ☐ Commercial. . . . . Gross floor area_____
- ☐ Industrial . . . . . Gross floor area_____
- ☐ Other . . . . . Gross floor area_____

C. Total Project acreage 19.65 Total lots 88 Smallest proposed lot APPROX 4600 SF

D. Is the project proposing its own wastewater treatment plant? Yes ☐ No ☒
Is the project proposing the use of reclaimed water? ☐ ☐

Assessor's Parcel Number(s)
(Add extra if necessary)

284-203-08	
284-202-21	
284-205-01	
284-244-01	

Thomas Guide Page _____ Grid _____

915 9TH ST. RAMONA CA
Project address Street

RAMONA COMMUNITY PLANNING AREA(RCPA)
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [signature] Date: 08/14/2025

Address: 3090 PULLMAN ST. COSTA MESA CA, 92626 Phone: 714-434-4416 OR 909-549-1383(CELL)

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name RAMONA MUNICIPAL WATER DISTRICT Service area SANTA MARIA TREATMENT PLANT

A.
- ☐ Project is in the District.
- ☒ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- ☐ Project is not in the District and is **not** within its Sphere of Influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years ~~based on the capital facility plans of the district.~~ Explain in space below or on attached. Number of sheets attached:_____

☐ Project will not be served for the following reason(s): _____

C.
- ☒ **District conditions are attached. Number of sheets attached:** 1
- ☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:**_____
- ☐ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?** _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature	Andrea Gibson, Engineering *Print Name and Title*	(760) 788-2231 *Phone*	3/17/2026 *Date*

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT *On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123*

PDS-399S (Rev. 2/26/2021)

EXPIRES 3/17/2028

SDC PDS RCVD 04-17-26
TM5665

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County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416
Owner's Name Phone

3090 PULLMAN ST.
Owner's Mailing Address Street

COSTA MESA CA 92626
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- ☐ Rezones changing Use Regulations or Development Regulations
- ☐ General Plan Amendment
- ☐ Specific Plan
- ☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- ☐ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☒ Major Use Permit (MUP), purpose: PROPOSED 88 UNIT SINGLE FAMILY
- ☐ Time Extension...Case No.
- ☐ Expired Map...Case No.
- ☐ Other

C.
- ☐ Residential . . . . . Total number of dwelling units 88
- ☐ Commercial . . . . . Gross floor area
- ☐ Industrial . . . . . Gross floor area
- ☐ Other . . . . . Gross floor area

D. ☒ Total Project acreage 19.65 Total number lots 88

Assessor's Parcel Number(s)
(Add extra if necessary)

284-203-08	
284-202-21	
284-205-01	
284-244-01	

Thomas Guide Page _____ Grid _____

915 9TH ST. RAMONA
Project address Street

RAMONA COMMUNITY PLANNING AREA (RCPA)
Community Planning Area/Subregion Zip

Applicant's Signature: _____ Date: 08.14.25

Address: 3090 PULLMAN ST. COSTA MESA CA 92626 Phone: 714-434-4416 & 909-549-138

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Ramona Unified School District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: Ramona Elementary School - 415 8th St, Ramona CA 92065 miles: .5
Junior/Middle: Olive Peirce Middle School - 1521 Hanson Lane, Ramona, CA 92065 miles: 1.4
High school: Ramona High School - 1401 Hanson Lane, Ramona, CA 92065 miles: 1.2

- ☒ This project will result in the overcrowding of the ☒ elementary ☐ junior/school ☐ high school. ***(Check)***
- ☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- ☒ Project is located entirely within the district and is eligible for service.
- ☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

_____ Tory Long
Authorized Signature *Print Name*

Assistant Superintendent, Admin. Services 760-787-2023
Print Title *Phone*

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

SDC PDS RCVD 04-17-26
TM5665

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

WARMINGTON RESIDENTIAL, MATTHEW ESQUIVEL 714-434-4416
Owner's Name Phone

3090 PULLMAN ST.
Owner's Mailing Address Street

COSTA MESA CA 92626
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

W

AMT $ N/A

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- [ ] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Rezone (Reclassification) from_____ to _____ zone.
- [x] Major Use Permit (MUP), purpose: PROPOSED 88 UNIT SINGLE FAMILY DEVELOPMENT
- [ ] Time Extension…Case No._____
- [ ] Expired Map…Case No._____
- [ ] Other_____
- [ ] Specific Plan or Specific Plan Amendment
- [ ] Certificate of Compliance:_____

B.
- [x] Residential . . . . . Total number of dwelling units 88
- [ ] Commercial. . . . . Gross floor area_____
- [ ] Industrial . . . . . Gross floor area_____
- [ ] Other . . . . . Gross floor area_____

C. [x] Total Project acreage 19.65 Total number of lots 88

D. Is the project proposing the use of groundwater? [ ] Yes [x] No
Is the project proposing the use of reclaimed water? [ ] Yes [x] No

Assessor's Parcel Number(s)
(Add extra if necessary)

284-203-08	
284-202-21	
284-205-01	
284-244-01	

Thomas Guide Page _____ Grid _____

915 9TH ST. RAMONA CA
Project address Street

RAMONA COMMUNITY PLANNING AREA (RCPA)
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 08/14/2025

Address: 3090 PULLMAN ST. COSTA MESA CA, 92626 Phone: 714-434-4416 OR 909-549-1383(CELL)

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: RAMONA MUNICIPAL WATER DISTRICT Service area_____

A.
- [x] Project is in the district.
- [ ] Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
- [ ] Project is not in the district and is not within its Sphere of Influence boundary.
- [ ] The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. [x] Facilities to serve the project [x] ARE [ ] ARE NOT reasonably expected to be available within the next 5 years ~~based on the capital facility plans of the district.~~ Explain in space below or on attached_____. (Number of sheets)

- [ ] Project will not be served for the following reason(s):_____

C.
- [x] **District conditions are attached. Number of sheets attached:** 1
- [ ] **District has specific water reclamation conditions which are attached. Number of sheets attached:**_____
- [ ] **District will submit conditions at a later date.**

D. [ ] **How far will the pipeline(s) have to be extended to serve the project?**_____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name Andrea Gibson

Print Title Engineering Dept. Phone (760) 788-2231 Date 3/17/2026

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

EXPIRES 3/17/2028

SDC PDS RCVD 04-17-26
TM5665

Attachment I – Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) TM/DB/SB330 of PDS2024-IC-24-045

Assessor's Parcel Number(s) 284-202-21-00; 284-203-08-00; 284-205-01-00; 284-244-01-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Randal J. Chalupnik

Victor J. Chalupnik

Regent Land Co., L.P.

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

Matthew Esquivel 08.15.25

Print Name

----- *OFFICIAL USE ONLY* -----

SDC PDS RCVD 08-28-25
TM5665